



25 Portland Road,  
Aberystwyth Ceredigion SY23 2NL  
Guide price £180,000



## For Sale By Private Treaty

Well situated in the heart of town an end of terrace 3 Bedroomed House with level rear garden known as

25 Portland Road  
Aberystwyth  
Ceredigion  
SY23 2NL

Portland Road is within a short walking distance of the town centre and convenient to all major employers to include the University, National Library of Wales and Bronglais Hospital.

The accommodation comprises of a living room and kitchen on the ground floor with a double bedroom, two small bedrooms and shower room on the first floor. The property is double glazed and benefits from gas fired central heating with newly fitted boiler September 2023. Externally the level garden is predominantly laid to lawn with a rear pedestrian access.

25 Portland Road is suitable for first time buyers or an investor and is well worthy of inspection.

### TENURE

Freehold

### SERVICES

All main services are connected. Gas fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX

Band C

### MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

### VIEWING

Strictly by appointment with the joint selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 or [sales@aledellis.com](mailto:sales@aledellis.com). And Philip Evans Estates, 22-24 Chalybeate St, Aberystwyth. 01970 625 333 or [mail@philipevans.com](mailto:mail@philipevans.com).

25 Portland Road provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

### GROUND FLOOR

#### FRONT ENTRANCE DOOR TO

#### RECEPTION HALLWAY

With stairs to first floor accommodation. Door to

### LIVING ROOM

12'8 x 12'6 (3.86m x 3.81m)



Recess cupboard, laminated wooden floor, radiator and window to fore. Door to

## KITCHEN

16'8 x 7'8 max (5.08m x 2.34m max)



## BEDROOM 1

9' x 15'1 max (2.74m x 4.60m max)



## MODERN SHOWER ROOM

5'5 x 5'4 max (1.65m x 1.63m max)



comprising base units with appliance spaces. Single drainer stainless steel sink unit. Tiled splashbacks, breakfast bar and eye level unit. Pantry cupboard with shelving. Under stairs storage cupboard and radiator. Door and window to rear.

Fitted wardrobes, radiator, further cupboard with shelving. Window to fore.

comprising of cubicle with Triton shower, WC, washbasin, wall mounted fan heater and extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

with access to roof space. Doors to

## BEDROOM 2

5'9 x 8'6 (1.75m x 2.59m)



with radiator and window to rear.

## BEDROOM 3

8' x 7'9 (2.44m x 2.36m )



with radiator and window to rear.

## DIRECTIONS

(What3Words: loaning.forest.gone)

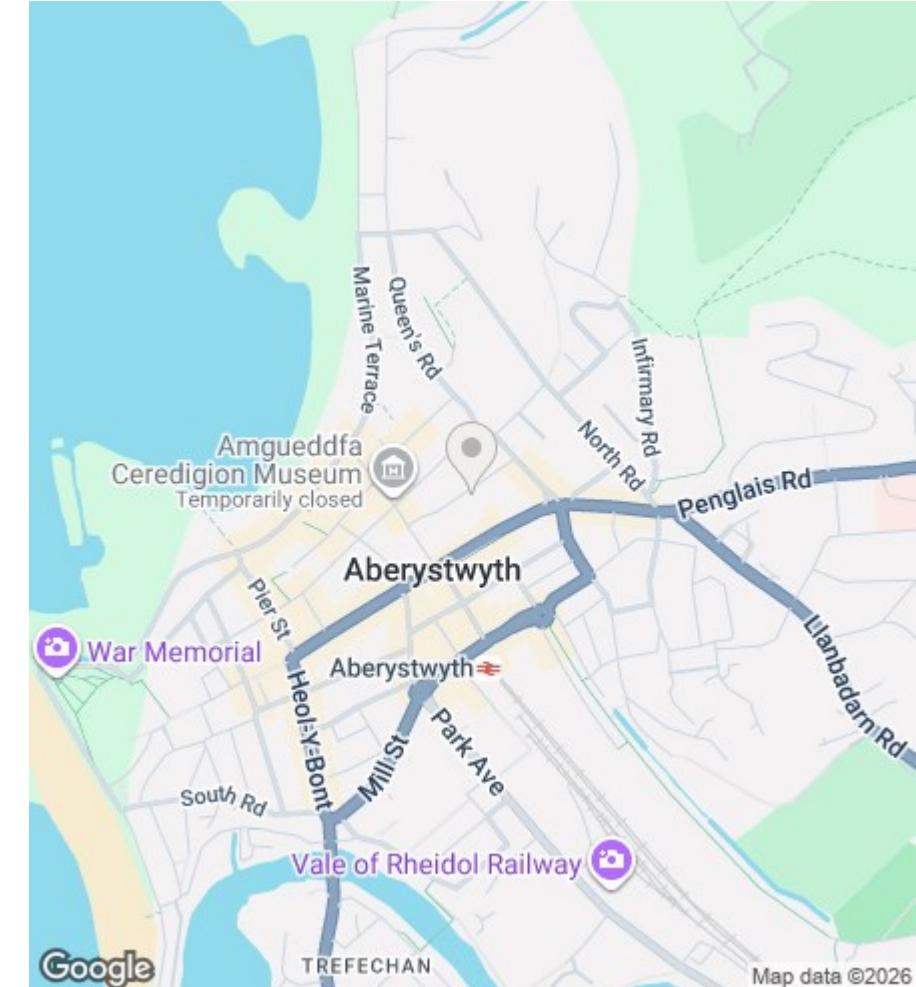
On foot from the office, turn left and proceed down Terrace Road towards the promenade. Take the second street right on to Portland Road and the property will be on your right hand side denoted by a For Sale Board.



## EXTERNALLY



Rear lawned garden with rear pedestrian path.  
Outbuilding housing wall mounted gas fired central heating boiler.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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