



FOR SALE BY PRIVATE TREATY

A centrally located well-presented mid-terraced HMO registered investment town house No: MM0 MO404/540622 from 21-08-2019 to 20-08-2024. Comprising Lounge: Kitchen: 5 Bedrooms: Bathroom & WC: Toilet: Basement: Full uPVC double-glazing & gas central heating. Rear yard. Let up until June 2024 @ £16,560 p.a. then from July 2024 until June 2025 @ £18,399 for the year plus utilities.

**5 CAMBRIAN PLACE
ABERYSTWYTH
SY23 1NT**



The well positioned property is situated between Terrace Road and Chalybeate Street, close to the junction of the former. Recently done up in good decorative order.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

5 Cambrian Place, Aberystwyth, SY23 1NT

GROUND FLOOR

HALL



uPVC front door. Central heating radiator. Staircase to upper floors.

LOUNGE



12' 2" x 10' 9" (3.71m x 3.28m)

uPVC double-glazed front window. Tiled fireplace housing gas fire. Central heating radiator.

BED-SIT 1



10' x 11' 8" (3.05m x 3.56m)

Tiled fireplace. Fitted alcove cupboard and open shelves. uPVC double-glazed window to rear. Central heating radiator.

KITCHEN



7' 6" x 8' 3" (2.29m x 2.51m)

Fitted base and wall units. Single drainer stainless steel sink unit. Gas cooker point. uPVC double-glazed window and door to yard. Wall mounted gas combi boiler.

CELLAR

15' x 11' 2" (4.57m x 3.4m)

Belfast sink. uPVC double-glazed window and uPVC double-glazed door. Plumbing for washing machine.

ROOM 1 (front) UTILITY



ROOM 2

12' 3" x 11' (3.73m x 3.35m)

FIRST FLOOR

LANDING

BED-SIT 2



9' x 11' 7" (2.74m x 3.53m)

Wash hand basin. uPVC double-glazed window. Former fireplace surround. Central heating radiator.

BED-SIT 3



9' 5" x 10' 9" (2.87m x 3.28m)

uPVC double-glazed window. Central heating radiator. Former fireplace surround. Fitted cupboard.

SHOWER ROOM



Shower cubicle. Low flush WC: Pedestal wash hand basin. uPVC double-glazed window. Central heating radiator.

TOILET



Low flush WC: Wash hand basin.

SECOND FLOOR

BED-SIT 4



9' x 11' 9" (2.74m x 3.58m)
uPVC double-glazed window. Former fireplace surround. Central heating radiator.

BED-SIT 5



15' x 10' 8" (4.57m x 3.25m)
Two upVC double-glazed windows. Wash hand basin. Former fireplace surround. Central heating radiator.

OUTSIDE



Walled rear yard.

TOILET, high flush type.

SERVICES.

Mains electric, water, drainage & gas. Full gas central heating

COUNCIL TAX

Band 'D'

EER

D/68

VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(0197) 617179
24-hour answer phone

PRICE:

£250,000

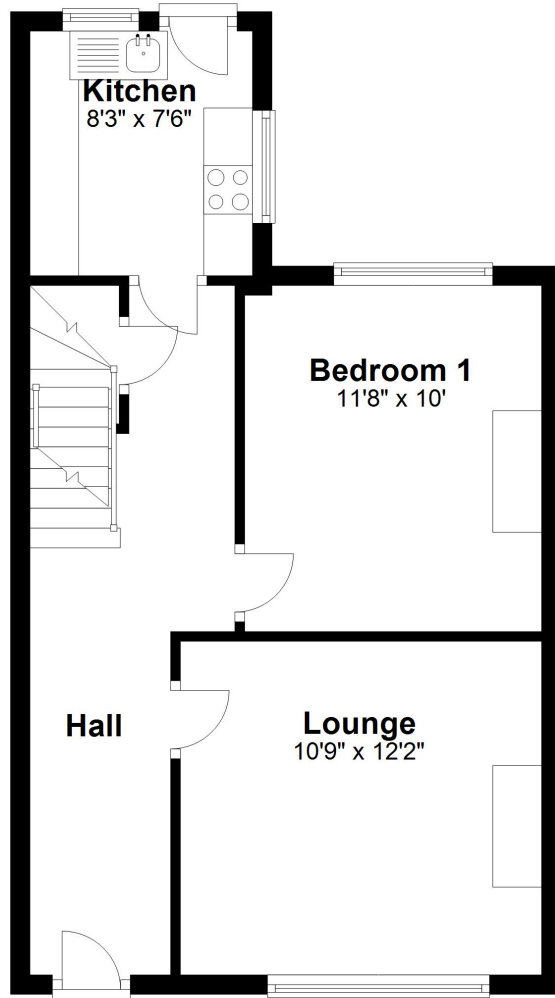
Break down of income from July 2024 – June 2025

3 months over summer half rent 5 x £160 = £2,400

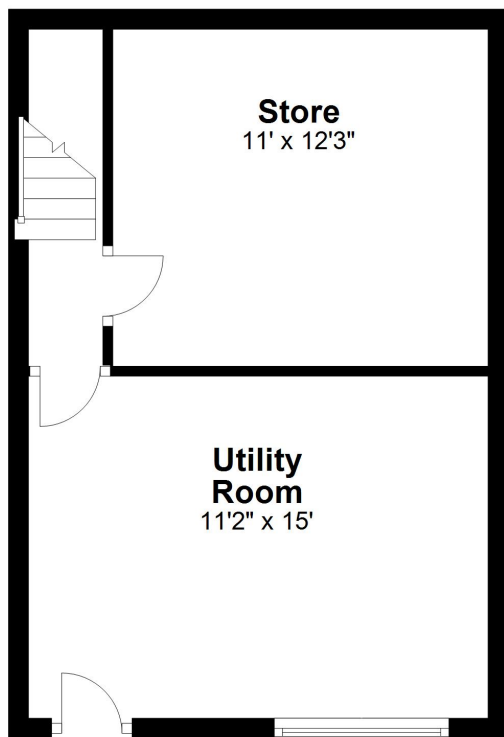
9 months full rent 5 x £355.55 = £15,999.75

Total for year £18,399.75

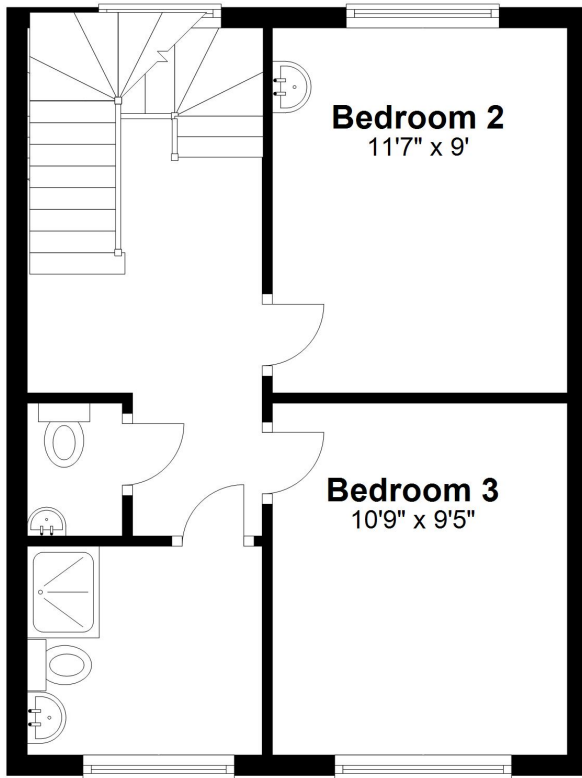
Ground Floor



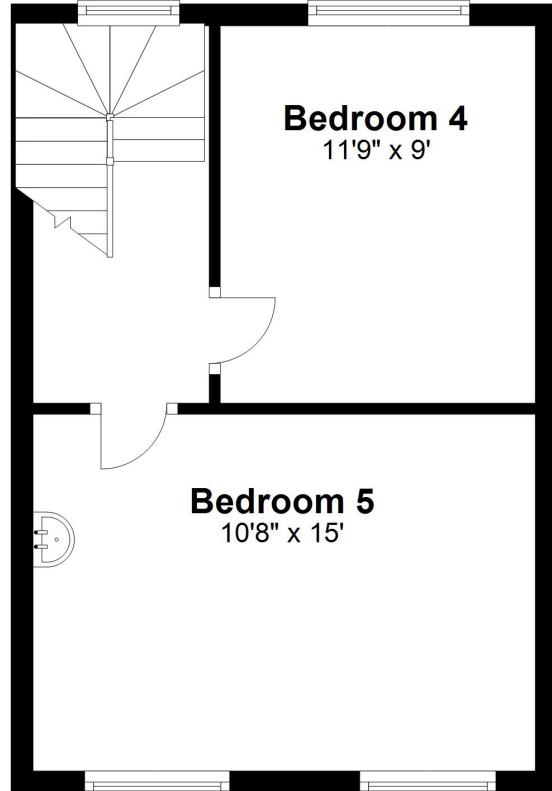
Basement



First Floor



Second Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.