



FOR SALE BY PRIVATE TREATY

Well-appointed and presented self-contained ground floor Town centre 1 bedroom flat with courtyard garden.

FLAT 1
40 PORTLAND ROAD
ABERYSTWYTH SY23 2NL



Conveniently located in a residential street to the Queens Road end. This flat was converted to a high insulation level with an EPC rating of 'C'.

Vendor Likes:

Large window to lounge
Convenient to shops & promenade
Video entry system

Agent Likes:

Light & roomy
Well presented
Quality bathroom & kitchen

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

Flat 1, 40 Portland Road, Aberystwyth, SY23 2NL

COMMUNAL ENTRANCE HALL



Minton tiled floor. Staircase accessing flats 2 & 3

THE FLAT

HALL



Part Minton tiled and part wood floor. Central heating radiator. Fitted carpet to under staircase cupboard.

LIVING ROOM



12' 9" x 10' 6" (3.89m x 3.2m)

Wood floor. Central heating radiator. Alcove cupboards. Large window.

BEDROOM



9' 10" x 11' (3m x 3.35m)

Central heating radiator. Fitted cupboards.

KITCHEN/DINER



10' x 14' 8" (3.05m x 4.47m)

Attractive fitted units with white doors and beach wood work surface. Inset 1 ½ stainless steel single drainer sink unit. Inset 4 ring ceramic electric hob with stainless steel extractor over and stainless steel electric oven under. Washing machine. Integrated fridge. Wall mounted gas combi boiler in fitted cupboard. Inset ceiling lights. Central heating radiator. Vinyl floor. Door to yard.

BATHROOM



9' 10" x 5' (3m x 1.52m)

Continuation of vinyl floor. 3 piece suite comprising bath with electric shower over, glass shower door. Low flush WC: Wash hand basin. Chrome towel rail. Inset ceiling lights. Fully tiled walls

OUTSIDE



Very pleasant wall enclosed courtyard garden.

SERVICES

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

COUNCIL TAX

Band 'B'

EER:

78/C

LEASE TERMS

New lease with share of the freehold

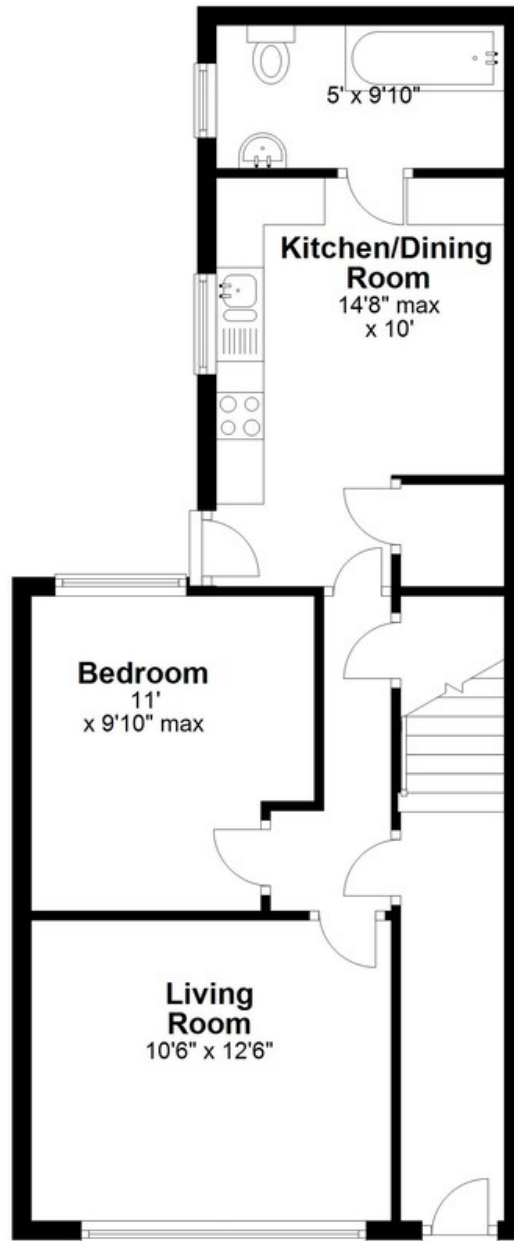
VIEWINGS

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£159,950

Ground 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.