



FOR SALE BY PRIVATE TREATY

A unique **investment opportunity** situated in the heart of the seaside & University Town of Aberystwyth, 7 bedroom HMO property fully let for the current academic year term up to 30th June 2025 @ £1850 pcm, total yearly income £22,200. Let from 1st July 2025 – 30th June 2026 @ £2075 pcm yearly income £24,900. Tenants pay all bills. HMO licence approved reference M1766/564831.

**13 STANLEY ROAD
ABERYSTWYTH SY23 1LS**



The attractive 3 storey mid terraced property is conveniently located in close proximity to both rail and bus stations, shops and within 15 minutes' walk to the University Campus. Benefiting from rear access to service lane.

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

(01970) 617179
Website: www.raw-rees.co.uk

13 Stanley Road, Aberystwyth, SY23 1LS

JUP10807

ENTRANCE HALL



8' 5" x 14' 9" (2.57m x 4.5m)

Wide and welcoming hall having pitch pine staircase to upper floors. Stained glass window to front door. Single panelled radiator

LOUNGE



11' 6" x 13' 4" (3.51m x 4.06m)

Picture rail. Box bay window to front elevation. Marble effect wooden surround fireplace. Double panelled radiator.

KITCHEN/DINING ROOM OVERALL



13' 1" x 20' 9" (3.99m x 6.32m)

Range of fitted modern base and wall units. Inset single drainer stainless steel sink unit. Space with plumbing for dishwasher. Space for electric oven. Exposed wooden floor. Opening into:

DINING AREA



Continuation of exposed timber floor.
Patio doors to rear garden Gas fire to
chimney breast. Single panelled radiator.

UTILITY ROOM

8' 2" x 6' 10" (2.49m x 2.08m)
plumbing for washing machine. Quarry
tiled floor. Door out to rear

DOWNSTAIRS SHOWER ROOM

6' 4" x 7' 1" (1.93m x 2.16m)
Shower cubicle. Low flush WC: Wash
hand basin. Double panelled radiator.
Tiled walls. Window to side elevation

FIRST FLOOR

LANDING

MASTER BEDROOM



12' 4" x 11' 2" (3.76m x 3.4m)
Wooden sash windows to front elevation.
Period fireplace. Single panelled radiator.

BEDROOM 2 (rear)



11' 4" x 13' 2" (3.45m x 4.01m)

Wooden sash window to rear elevation.
Period fireplace. Single panelled radiator.

BEDROOM 3 (rear)



10' 4" x 10' 5" (3.15m x 3.18m)

Two wooden sash windows to rear elevation.
Single panelled radiator.

FAMILY BATHROOM



10' 4" x 10' 5" (3.15m x 3.18m)

Panelled bath. Low level flush WC:
Wash hand basin. Double panelled
radiator. Towel radiator. Wooden sash
window to front elevation.

BEDROOM 4 (front)



12' 4" x 12' 2" (3.76m x 3.71m)

Vaulted ceiling. Sash windows to front.
Single panelled radiator.

BEDROOM 5/STUDY (front)



9' 5" x 9' 6" (2.87m x 2.9m)

Velux roof window. Single panelled
radiator.

BEDROOM 6 (rear)



12' 3" x 13' 7" (3.73m x 4.14m) Dormer
sash window to rear. Double panelled
radiator.

BEDROOM 7 (rear)



12' 10" x 10' 7" (3.91m x 3.23m)
Dormer with sash wooden window.
Double panelled radiator.

OUTSIDE

Front gated enclosed area with slate steps up to front door.

Rear yard area with outbuildings and access to service road at the rear. Vehicular access can be gained via the folding wooden gates.



SERVICES

Mains gas, electric, water & drainage.
Full gas central heating via Worcester
boiler housed in one of the outbuildings.

COUNCIL TAX

EER

Band 'F'

63/D

VIEWING

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

PRICE:

£310,000



Total area: approx. 175.3 sq. metres (1887.1 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

13 Stanley Road, Aberystwyth

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.