



FOR SALE BY PRIVATE TREATY

Imposing attractive bay fronted property laid out as 5 x 1 double bedroom flats with large rear level walled garden.

**ORLANDO
17 QUEENS ROAD
ABERYSTWYTH
SY23 2HJ**



Rare opportunity to acquire an **INVESTMENT** property laid out as 5 flats in a convenient Town centre location. Two flats are currently **Vacant**.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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

(01970) 617179

Website: www.raw-rees.co.uk

Orlando, 17 Queens Road, Aberystwyth, SY23 2HJ

GARDEN FLAT

Approached down steps to railing enclosed fore.



LIVING ROOM

16' 3" x 12' 8" (4.95m x 3.86m)
plus bay window. Central heating radiator

INNER HALL

BEDROOM

9' x 13' 3" (2.74m x 4.04m)
Central heating radiator

KITCHEN

9' 6" x 7' 4" (2.9m x 2.24m)
Range of fitted base units. Inset single drainer stainless steel sink unit. Inset cooker. Central heating radiator. Gas combi boiler. Door to back level wall enclosed garden.

BATHROOM

4' x 12' 6" (1.22m x 3.81m)
Panelled bath. Low flush WC: Wash hand basin. Central heating radiator.



Rear walled garden

External steps up to communal hall and staircase to upper floors

FLAT 2 (GROUND FLOOR)

HALL

LIVING ROOM

13' x 13' (3.96m x 3.96m)
plus bay window. Moulded cornice.
Electric radiator.

BEDROOM

9' 6" x 13' 3" (2.9m x 4.04m)
Moulded cornice. Electric radiator.

KITCHEN.

9' 6" x 7' 6" (2.9m x 2.29m)
Range of fitted base units. Inset single
drainer stainless steel sink unit. Cooker

SHOWER ROOM

Shower cubicle. Low flush WC: Wash
hand basin. Walls fully boarded

FLAT 3 (FIRST FLOOR)

LANDING

LIVING ROOM

9' 3" x 12' 6" (2.82m x 3.81m)
Moulded cornice. Electric radiator.

BEDROOM

9' 6" x 8' 2" (2.9m x 2.49m)
Electric radiator.

SHOWER ROOM

5' x 7' 4" (1.52m x 2.24m)
Shower cubicle. Wash hand basin. Low
flush WC

KITCHEN

7' 6" x 12' 6" (2.29m x 3.81m)
Range of base units. Inset stainless steel sink unit. Electric radiator

HALF LANDING

SHOWER ROOM

Shower cubicle. Low flush WC: Wash hand basin. Walls fully boarded.

FLAT 4 (SECOND FLOOR)

LANDING

LIVING ROOM



8' 6" x 13' 3" (2.59m x 4.04m)

BEDROOM

9' 6" x 12' 9" (2.9m x 3.89m)

KITCHEN



8' 6" x 13' (2.59m x 3.96m)
Range of base and wall units. Inset stainless steel sink unit

HALF LANDING

SHOWER ROOM



Shower cubicle, Low flush WC: Wash hand basin. Walls fully boarded.

FLAT 5 (SECOND FLOOR)

LANDING

LIVING ROOM



9' 4" x 15' 4" (2.84m x 4.67m)

Electric radiator

BEDROOM



9' 6" x 10' 9" (2.9m x 3.28m)

KITCHEN



8' x 11' 3" (2.44m x 3.43m)

Range of base units. Inset single drainer stainless steel sink unit. Electric cooker

SHOWER ROOM



Shower cubicle, Low flush WC: Wash hand basin

OUTSIDE

Well established wall enclosed lawn and floral rear garden

SERVICES

Mains electric, water drainage & gas. Gas connected to garden flat with full central heating, electric to upper flats, individually metered. Landlord pays water rates.

COUNCIL TAX:

All flats are in Band 'B'

EER:

Basement Flat D/70

Flat 2: E/40

Flat 3: E/40

Flat 4: E/50

Flat 5: D/56

VIEWING

Via agent's office
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS

PRICE:

£425,000

Rental Income

Garden Flat - £600 pcm

Flat 2 - £600 pcm

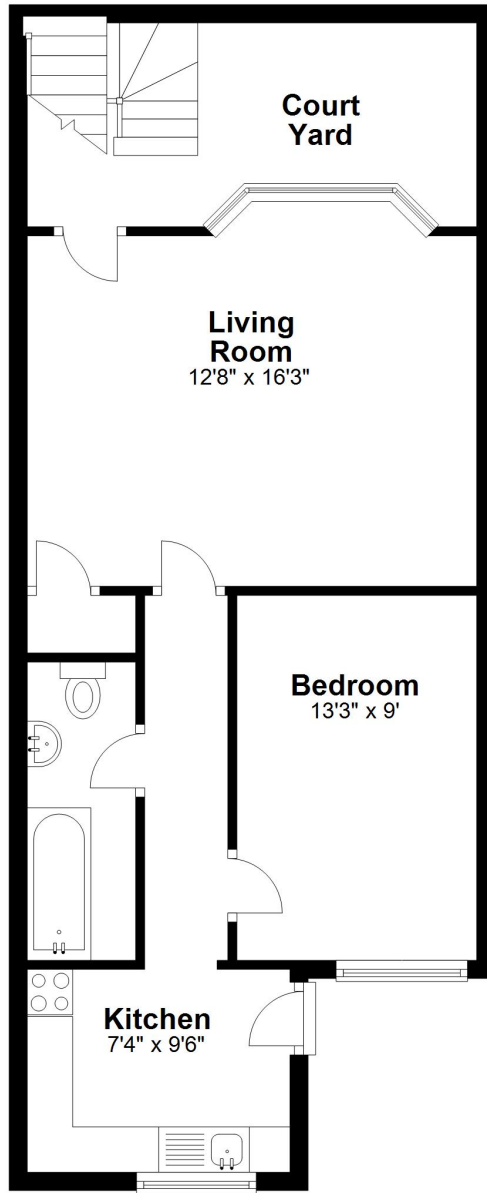
Flat 3 - £600 pcm

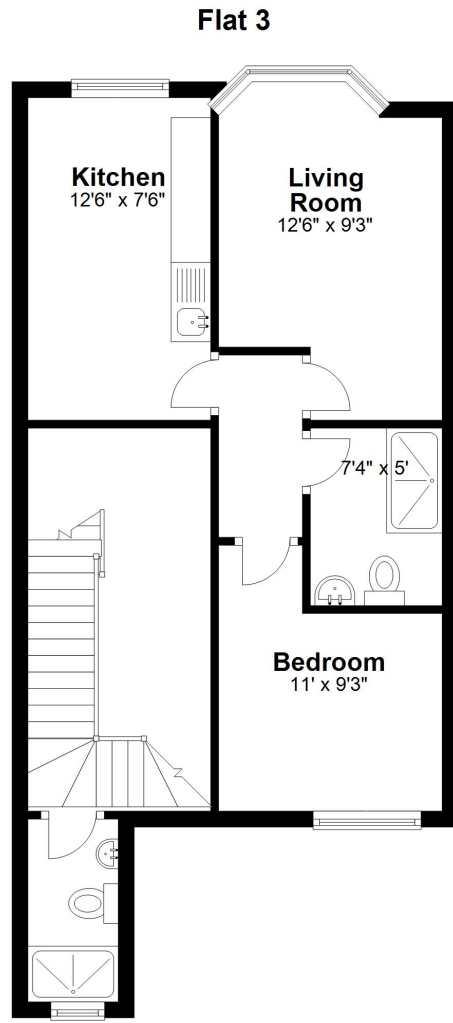
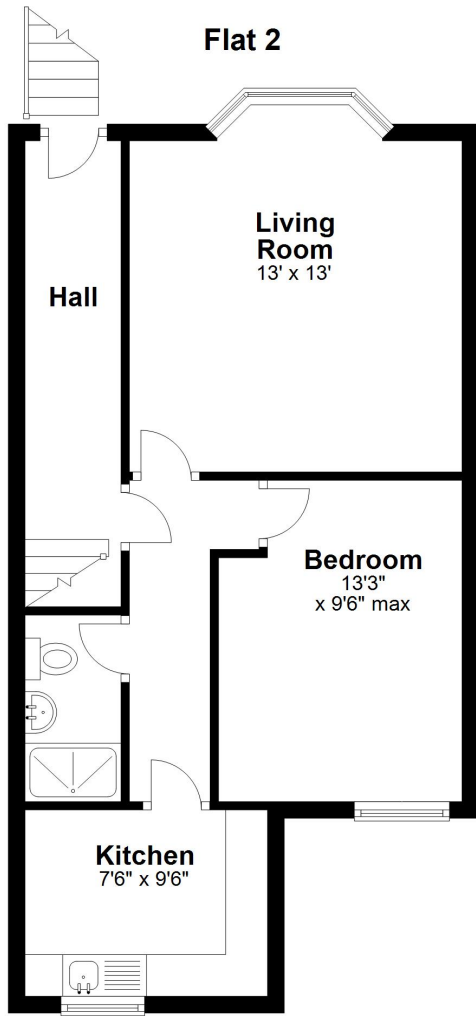
Flats 4 - £575 pcm

Flat 5 - £600 pcm

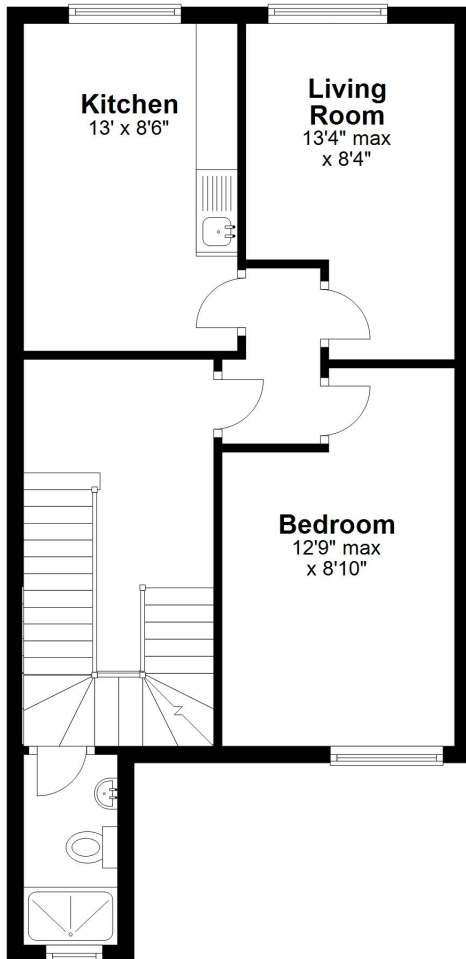
All let on occupational contracts

Garden Flat

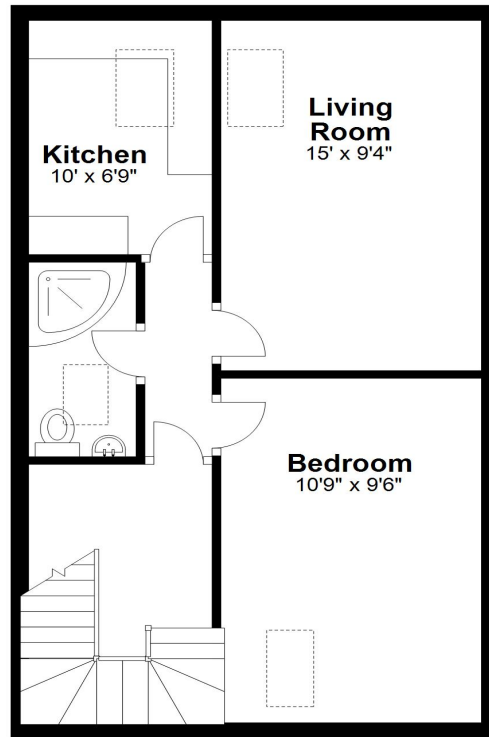




Flat 4



Flat 5



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.

