



FOR SALE BY PRIVATE TREATY

Grade II listed very attractive Town House with rear parking for 6 comprising tastefully laid out 5 bedroom duplex self-contained apartment which could be used as two units plus a self-contained ground floor Architects' office producing rental income of £17,000 p.a.

**30 HEOL Y WIG (PIER STREET)
ABERYSTWYTH
CEREDIGION SY23 2LN**



Conveniently located within 50m of the promenade and beach and just a short distance from the former University building which is currently undergoing a £40million refurbishment. This unique character Georgian style town house retains many of the original features and incorporates the contemporary fittings providing a very attractive duplex self-contained light and spacious apartment with up to 5 bedrooms or could be two flats having both communal front or private rear access. **To fully appreciate the attributes of this quality property internal viewing is highly recommended**

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

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

Tŷ'r Dref, wedi 'i restru Gradd II gyda lle parcio i 6 car yn y cefn. Mae'n cynnwys 5 'stafell wely mewn fflat deulawr. Gellid ei ddefnyddio fel dwy uned yn ogystal â swyddfa Penseiri sy'n cynhyrchu rhent o £17,000 y.f.

**30 HEOL Y WIG (PIER ST)
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Mewn man cyfleus o fewn 50m i'r prom a'r traeth ac o fewn dim i'r Hen Goleg sy ar hyn o bryd yn cael ei drawsnewid ar gost o £40miliwn.

Mae llawer o nodweddion gwreiddiol y tŷ dref Sioraidd unigryw hwn wedi 'u cadw a'u hymgorffori i greu fflat hunangynhaliol cyfoes.

Mae'n helaeth a golau gyda hyd at 5 ystafell wely neu gallai fod yn ddau fflat gyda'r fynedfa flaen yn cael ei rannu a'r fynedfa cefn yn breifat.

I werthfawrogi ei briodoleddau'n llawn dylid yn sicr ymweld ag e.

Y Llofft, 30 Heol Y Wig, Pier Street, Aberystwyth, Ceredigion, SY23 2LN

GROUND FLOOR

HALL



8' 9" x 15' 3" (2.67m x 4.65m)

Approached via glazed back door from rear car park. Access also available from shared front hall off Pier Street.

Milton style patterned tiled floor. Staircase to upper floors with cupboard under. Moulded cornice. Panelled doors off.

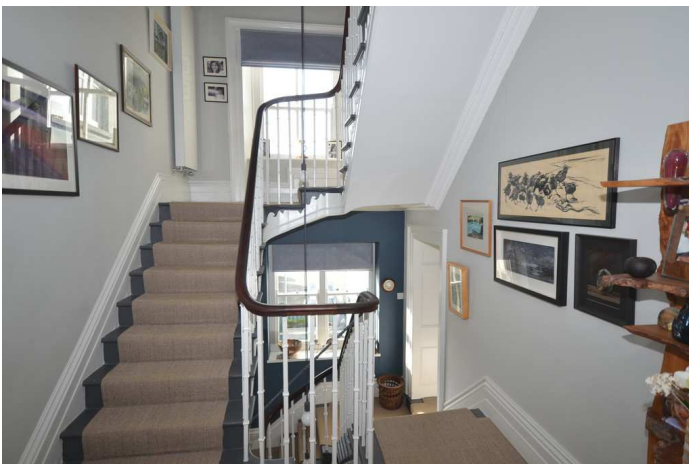
UTILITY ROOM

5' 10" x 13' 4" (1.78m x 4.06m)

Fitted work top with inset stainless steel sink . Space with plumbing for washing machine. Substantial storage for coats, shoes, gardening tools

FIRST FLOOR

HALF LANDING



Rear window. Upright central heating radiator.

STUDY/BEDROOM



10' 6" x 13' (3.2m x 3.96m)

Double window aspect. Central heating radiator.

LIBRARY

7' x 6' 6" (2.13m x 1.98m)

MAIN LANDING

STORE ROOM

Store space, shelving, full length freezer, ironing area, refuse bins

AIRING CUPBOARD

10'6 x 6'9 (3.2m x 2.06m)

Walk in linen room housing wall mounted gas boiler and insulated hot water cylinder

TOILET

7'8 x 4'2 (2.34m x 1.27m)

Low flush WC: Vanity wash hand basin. Central heating radiator. Window to rear.

OPEN PLAN LIVING/KITCHEN/DINING ROOM



20' x 36' 4" (6.1m x 11.07m)

overall 'L' shaped. Full length windows and original shutters. 3 radiators and contemporary gas fire. Natural stained oak flooring.

KITCHEN/DINER



20' x 12' (6.1m x 3.66m) Custom made quality fitted 'Rational' German base and wall units with composite Dekton work top. Inset deep sinks. Miele high level electric oven and a warming oven. Siemens full height integrated fridge. Dishwasher. Underfloor heating.



Breakfast island divider from dining area, ceramic tiled floor. Central heating radiator. Two shelved fitted storage cupboards. Full front length windows with original shutters. Moulded cornice. Step down

SECOND FLOOR

HALF LANDING

Window. Central heating radiator.

BEDROOM 1 MASTER (rear)



10' 3" x 12' 6" (3.12m x 3.81m)

Double windows aspect. Central heating radiator.

EN-SUITE



Ceramic tiled floor. Vanity wash hand basin. Low flush WC: Steps up to:-

DRESSING AREA



8' 3" x 8' (2.51m x 2.44m)

Fitted wardrobes with flush sliding doors, cupboard and drawer unit. Walk in shower cubicle. Ceramic tiled floor with underfloor heating. Heated towel rail

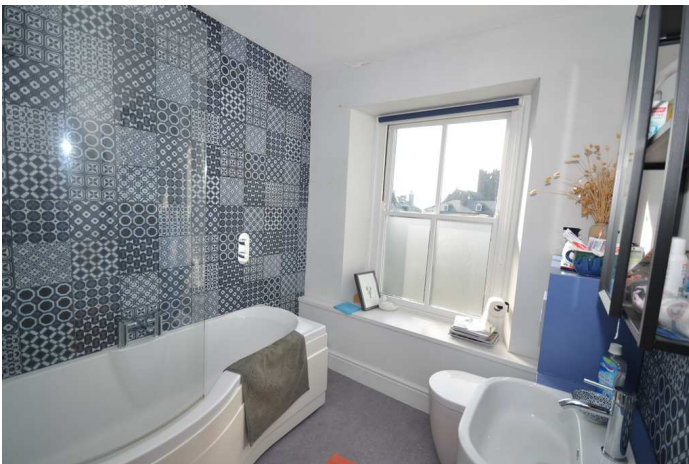
TOP FLOOR LANDING



Door to staircase rising to upper Studio

Door into **FLAT** unit

BATHROOM



7'3 max x 14'10 (2.22m x 4.29mmax)

Bath with shower over and tiled walls. Low flush WC: Vanity wash hand basin. Central heating radiator. Heated towel rail.

THE FLAT

INNER HALL OF FLAT

SITTING ROOM



10' 9" x 13' (3.28m x 3.96m)

Adam style fireplace surround. Two fitted shelved cupboards. Glazed panel with opening into:-

KITCHEN



10' 6" x 6' 4" (3.2m x 1.93m)

Worktop with inset circular stainless steel sink and cupboard under. Adam style fireplace surround.

BEDROOM 2



11' x 11' 2" (3.35m x 3.4m)

Central heating radiator. Fitted alcove hanging cupboard with shelves

BEDROOM 3



13' 9" x 8' 9" (4.19m x 2.67m)

Central heating radiator. Wardrobe and drawer unit.

TOP FLOOR

STUDIO/BEDROOM



11' x 21' (3.35m x 6.4m)

Two rear wall windows. Central heating radiator.

OUTSIDE



Rear car park for 6 vehicles, 4 for office, 2 for residents. Gate to courtyard style walled garden with raised beds. Two garden sheds. Car park access off King Street with roller shutter door.



OFFICES

GROUND FLOOR

SHARED ENTRANCE HALL



Approached via double doors off Pier Street. Milton style pattern tiled floor.

CONFERENCE ROOM



14' 6" x 12' 10" (4.42m x 3.91m)

Central heating radiator. Adam style fireplace surround. Alcove fitted cupboards.

VAULT ROOM

FRONT OFFICE



14' 2" x 16' 2" (4.32m x 4.93m)

LOBBY

Door to cellar.

REAR OFFICE



11' 3" x 20' (3.43m x 6.1m)

Central heating radiator.

PRINT ROOM



8' 8" x 10' 5" (2.64m x 3.18m)

Central heating radiator. Glazed door to rear.

LOBBY

TOILET:

Low flush WC: Wash hand basin.

KITCHEN



8' x 9' 2" (2.44m x 2.79m)

Central heating radiator. Fitted base and wall units. Inset single drainer stainless steel sink unit.

CELLAR

ROOM 1

10' 9" x 11' 6" (3.28m x 3.51m)

Central heating gas boiler for offices

ROOM 2

9' x 8' 6" (2.74m x 2.59m)

ROOM 3

12' 6" x 9' 6" (3.81m x 2.9m)

STORE

8' 6" x 6' (2.59m x 1.83m)

Fitted cupboard under staircase

SERVICES

Mains electric, water, drainage & gas.

Full gas central heating.

The Flat & Offices have separate utilities laid on.

COUNCIL TAX/RATES

Flat is in Band 'D'
Offices have a rateable value of
£8,200 p.a.

EER BANDING

Flat has an EER D/64
Office has an EER E/110

VIEWING

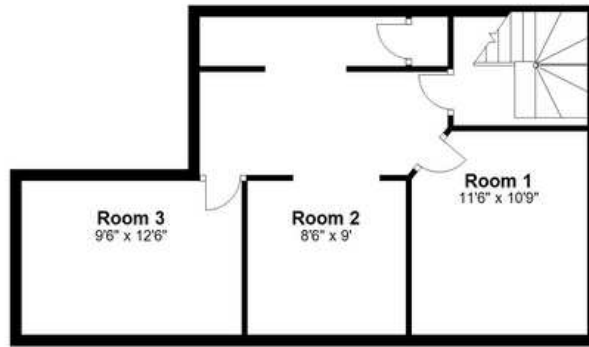
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

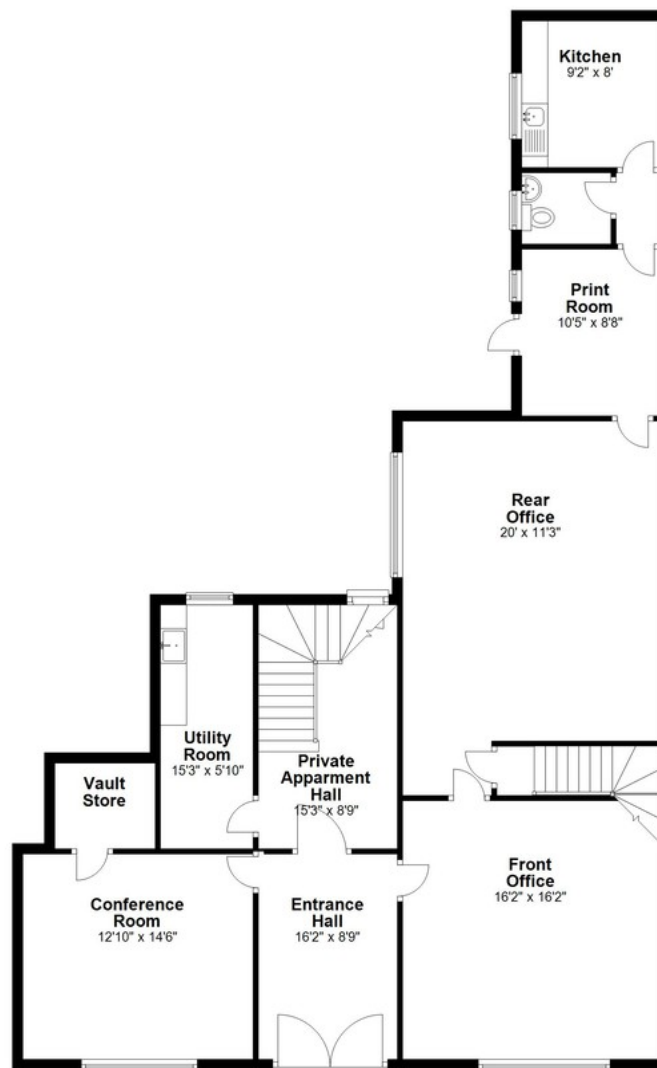
£650,000



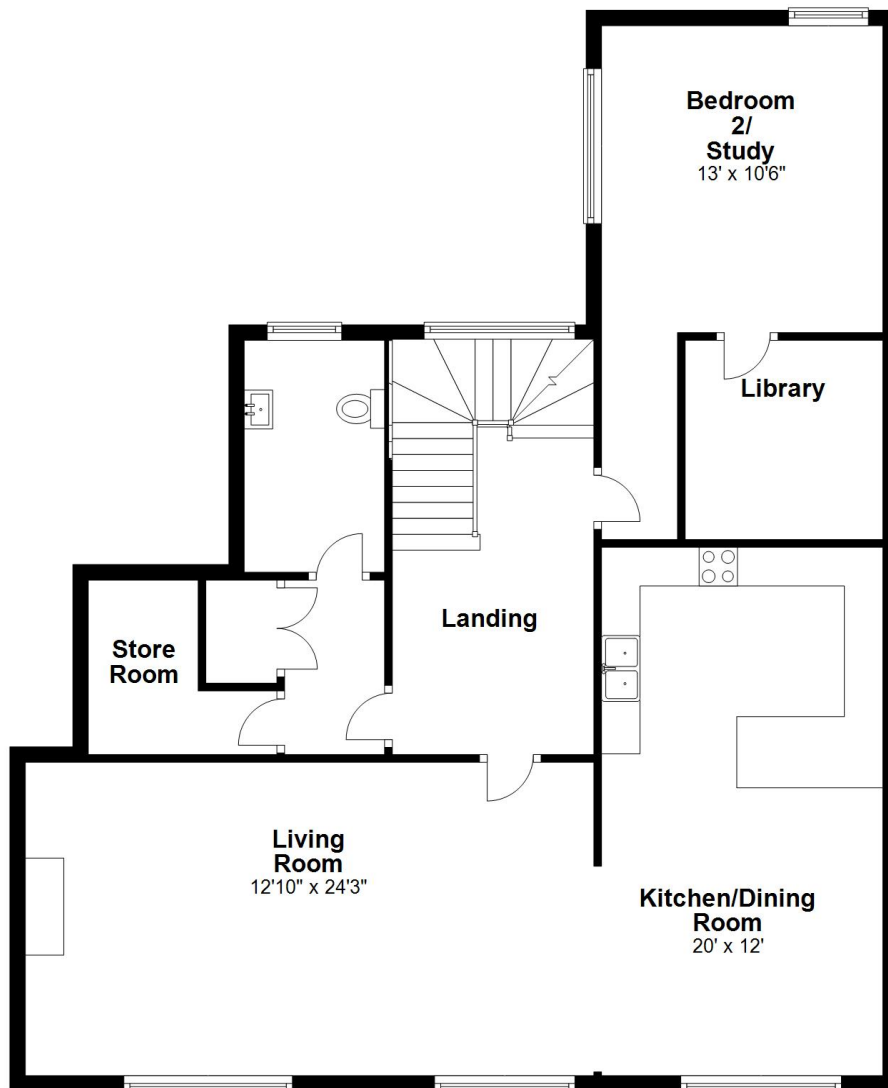
Basement



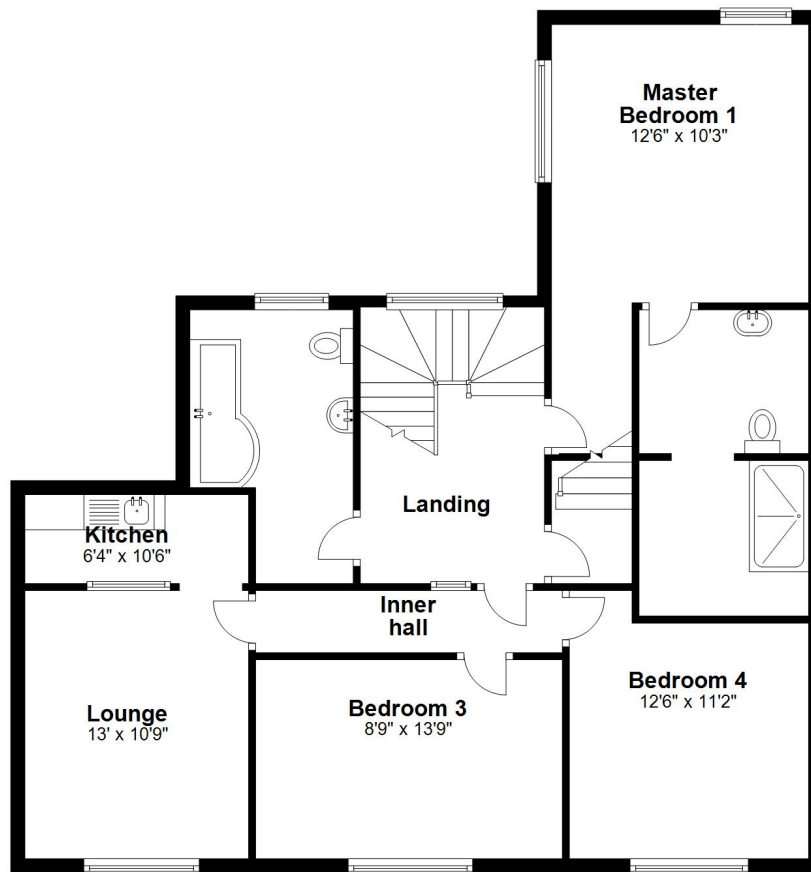
Ground Floor



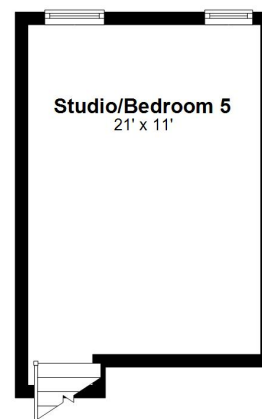
First Floor



Second Floor



Third 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.