



FOR SALE BY PRIVATE TREATY

Lovely Town centre 2 bedroom cottage style house with sunny walled rear court yard.

**8 GRAYS INN ROAD
ABERYSTWYTH SY23 1QE**



The property is conveniently located within approximately 100m of the shops to a quiet street off Alexander Road where the rail & bus terminals are located.

Vendor Likes:

Convenient location
Sunny courtyard

Agent Likes:

Charming character
Scope of cosmetic improvement

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

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

8 Grays Inn Road, Aberystwyth, SY23 1QE

HALL.



Pine bannister and rail staircase to first floor with open under area. Stripped pine panelled doors off

LOUNGE



11' 10" x 17' 6" (3.61m x 5.33m)

Chimneybreast with slate hearth. Double central heating radiator. French doors to enclosed back Courtyard.

DINING ROOM



7' 6" x 10' (2.29m x 3.05m)

Double central heating radiator. Stable door out to Courtyard. Opening into:-

KITCHEN



7' x 11' 10" (2.13m x 3.61m)

Fitted base and wall units with pine timber doors. Inset single drainer stainless steel sink unit, space for slot in electric cooker and for upright fridge/freezer. Skylight ceiling window.

UTILITY LOBBY.

3' x 6' 8" (0.91m x 2.03m)

plumbing for washing machine. Window

TOILET



Low flush WC: Wash hand basin.

FIRST FLOOR

LANDING



BEDROOM 1



15' 3" x 7' 8" (4.65m x 2.34m)

Double central heating radiator.

BATHROOM



8' 10" x 6' 6" (2.69m x 1.98m)

White 4 piece suite comprising corner shower cubicle with instant shower unit. Low flush WC: Bidet: Pedestal wash hand basin. Double central heating radiator.

BEDROOM 2



7' 5" x 10' 9" (2.26m x 3.28m)

Central heating radiator. Fitted cupboard housing Worcester gas combi wall mounted central heating radiator installed 26/3/2024 Reg No: 158204 11 year guarantee unexpired.

OUTSIDE



Wall enclosed sunny Courtyard.

SERVICES

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

COUNCIL TAX

Band 'C'

VIEWING

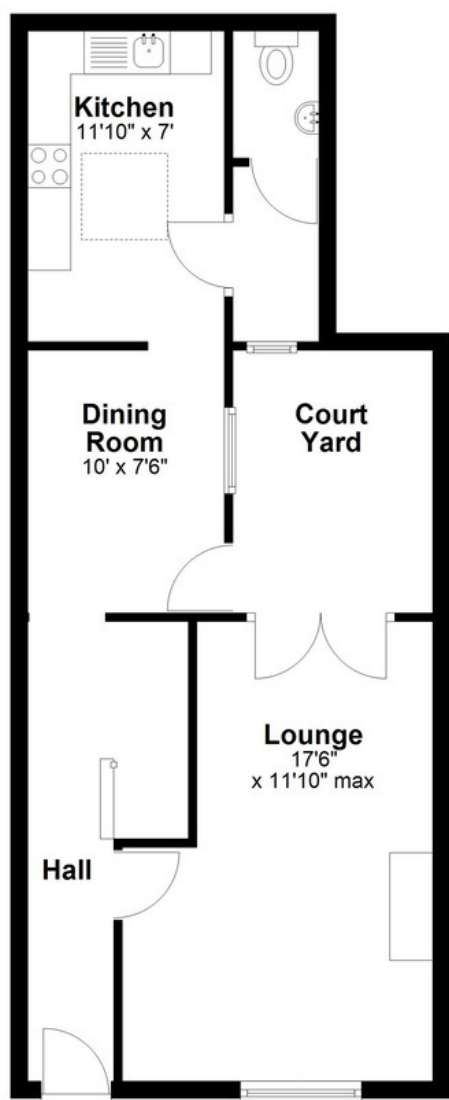
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

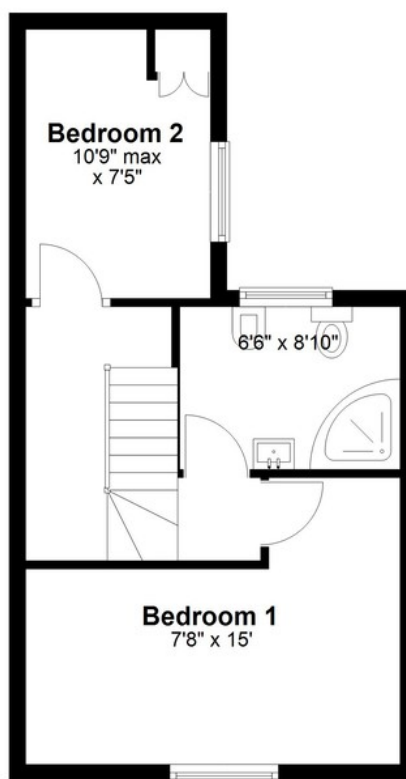
£187,500

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First 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.