



FOR SALE BY PRIVATE TREATY

Excellent convenient bolthole, studio self-contained basement flat having open plan living/bedroom: Kitchen: Shower room & WC: Front garden area:

**BASEMENT FLAT
CHATSWORTH
5 CLIFF TERRACE
ABERYSTWYTH SY23 2DN**



Ideal compact single person flat within 50m of the north promenade beach to the foot of Constitution Hill in a quiet residential area.

Vendor Likes:

Low running costs

25% share in the Freehold

Agent Likes:

Quirkiness

Just 4 flats to the property

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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

(01970) 617179

Website: www.raw-rees.co.uk

BASEMENT FLAT, CHATSWORTH, 5 CLIFF TERRACE, ABERYSTWYTH

STEPS DOWN TO:-

ENTRANCE PORCH



STUDIO LIVING/BEDROOM



14' 8" x 13' 10" (4.47m x 4.22m)

Half glazed front door. Side window.
Feature fireplace surround with electric
fire

KITCHEN



5' x 9' (1.52m x 2.74m) plus recess.

Fitted units. Inset 1 ½ bowl white single
drainer sink unit. Inset electric 4-ring hob
with electric oven under. Space with
plumbing for washing machine. Auxiliary
hot water heater.

SHOWER ROOM



Tiled shower cubicle with instant electric shower. Low flush WC: Pedestal wash hand basin with auxiliary hot water heater. Extractor fan.

OUTSIDE

Front garden area

SERVICES

Mains electric, water & drainage.

COUNCIL TAX

Band 'A'

LEASE TERMS

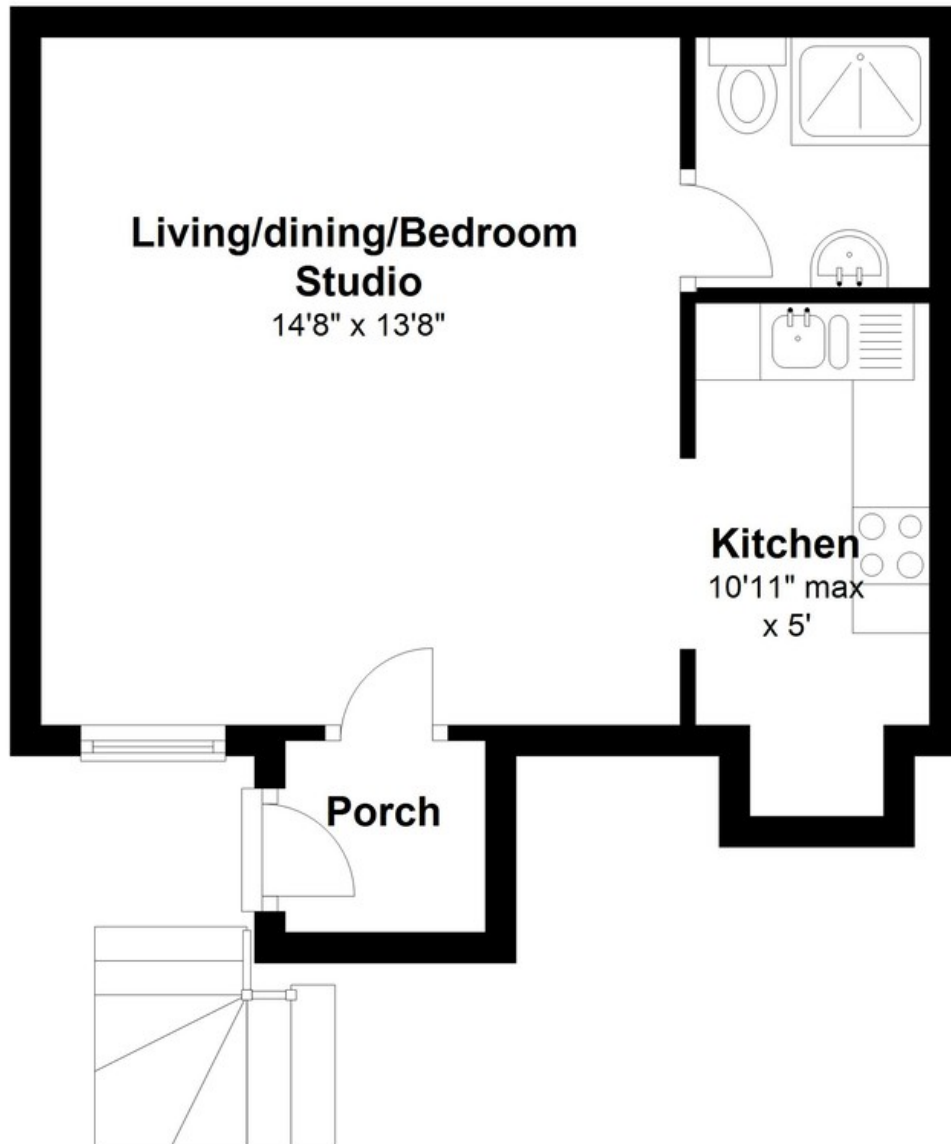
999 years from 1986 with 25% share in freehold

VIEWING

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

PRICE:

Offers in excess of £110,000



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.