



FOR SALE BY PRIVATE TREATY

Town Centre 8 bedroom B&B guest house including 3 bedroom owner's cottage plus rear garden.

**34 BRIDGE STREET
ABERYSTWYTH SY23 1QB**



The property fronts one of the main thoroughfares into and around Aberystwyth Town Centre. Conveniently located to shops, bus & rail terminals, South Beach and Old Harbour.

The immaculately presented established business has been run and occupied by the current owners for 40 years, sale due to retirement.

A deceptively spacious property with the business ran from the front part. The owner accommodation is self-contained and situated to the rear with access from the main hallway via court yard.

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

34 Bridge Street, ABERYSTWYTH, Ceredigion, SY23 1QB

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

HALL.



Central heating radiator. Door to rear.
Staircase with wall panelling to upper
floors

GUEST LOUNGE



15' 7" x 11' 8" (4.75m x 3.56m)

Feature stone fireplace. Central heating
radiator. Curved cornice.

DINING ROOM



11' 6" x 11' (3.51m x 3.35m)

Double central heating radiator. Alcove
storage. Dado rail. Door through to
kitchen:

FIRST FLOOR

ROOM 4 (DOUBLE)



7' 6" x 12' 6" (2.29m x 3.81m)

Vanity wash hand basin. Double central heating radiator.

ROOM 5 (FAMILY ROOM)



11' 3" x 12' 6" (3.43m x 3.81m)

Double central heating radiator. Vanity wash hand basin.

SHOWER ROOM



5' 5" x 9' 2" (1.65m x 2.79m)

Newly installed comprising corner shower cubicle. Low flush WC: Wash hand basin.

BATHROOM



5' 7" x 6' 4" (1.7m x 1.93m)

White 3-piece suite comprising bath with electric shower over, glass door. Low flush WC: Vanity wash hand basin. Fully tiled walls. Non slip floor. Central heating radiator.

SECOND FLOOR

LANDING

ROOM 7 (DOUBLE)



7' 6" x 12' 6" (2.29m x 3.81m)

Vanity wash hand basin. Double central heating radiator.

ROOM 8 (FAMILY - DOUBLE & SINGLE)



11' 3" x 12' 6" (3.43m x 3.81m)

Vanity wash hand basin. Double central heating radiator.

ROOM 9 (DOUBLE)



11' 6" x 9' 3" (3.51m x 2.82m)

Vanity wash hand basin. Double central heating radiator.

PRIVATE COTTAGE

LIVING ROOM



9' 4" x 12' 7" (2.84m x 3.84m)

Large window. Double central heating radiator.

KITCHEN



12' 8" x 10' (3.86m x 3.05m)

Modern oak panelled doors to fitted base and wall units. 1 1/2 single drainer stainless steel sink unit. Integrated dishwasher, fridge. Inset ceramic hob with extractor over. Inset deep fat fryer. Neff double oven. Fully tiled walls and non-slip floor. Inset ceiling lighting.

HALL



Access from yard. Double central heating radiator. Staircase rising to first floor

UTILITY WASH ROOM



8' 6" x 9' 7" (2.59m x 2.92m)

Fitted work top with open shelving under. Whirlpool washing machine & dryer. Upright fridge.

LOUNGE



13' 3" x 11' 4" (4.04m x 3.45m)

Central heating radiator

FIRST FLOOR

BEDROOM 1



12' 6" x 10' (3.81m x 3.05m)

Vanity wash hand basin. Central heating radiator

BEDROOM 2.



7' 3" x 13' (2.21m x 3.96m)

Pedestal wash hand basin. Central heating radiator

BEDROOM 3



7' 3" x 13' (2.21m x 3.96m)

Pedestal wash hand basin. Central heating radiator.

BATHROOM.



7' 6" x 5' 7" (2.29m x 1.7m)

Bath with electric shower over and glass door. Pedestal wash hand basin. Low flush WC: Fully tiled walls. Central heating radiator

OUTSIDE

Paved walled side yard.



BOILER ROOM

Large rear paved sun patio, privately enclosed. Lawn area with floral and shrub beds.

SERVICES

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

COUNCIL TAX

Owners Cottage Band 'A'. Rateable Value £2,800 (currently no rates payable, small business relief 2017)

VIEWING

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

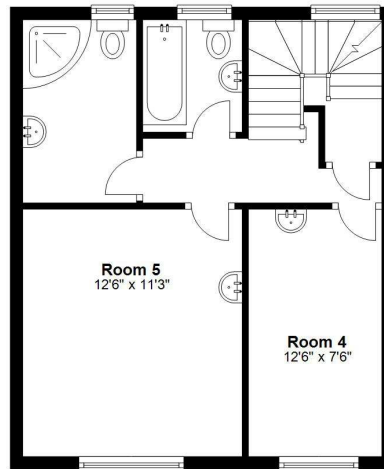
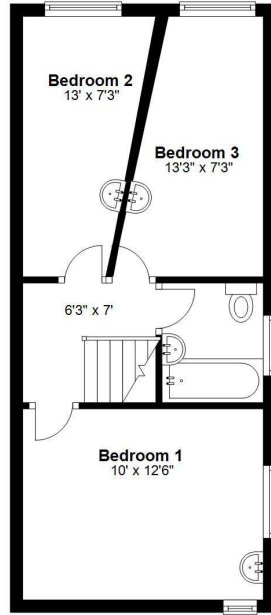
PRICE:

£325,000

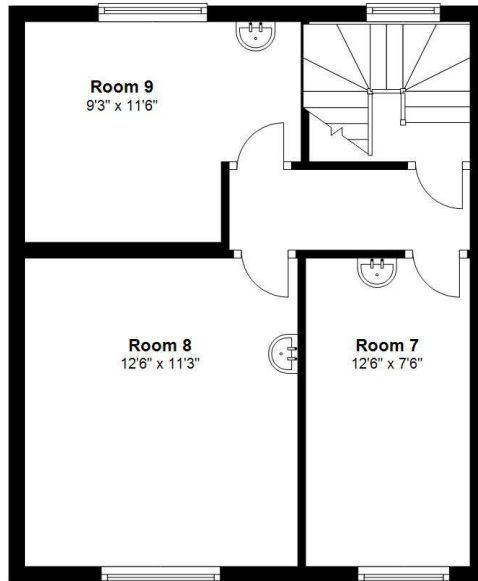
Ground Floor



First Floor



Second 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.

