



31 Cambrian Street,  
Aberystwyth Ceredigion SY23 1NZ  
Guide price £225,000



## For Sale By Private Treaty

Conveniently situated in the heart of Aberystwyth, a terraced traditional 5 bedroomed property.

Jutland historically has been utilised as a HMO and is still fit for use as an investment property subject to renewing the consent. Jutland would also be a commodious family home with accommodation highlighted on the attached floor plan.

All amenities are within a short walking distance. All major employers are also nearby to include the University, National Library of Wales and Bronglais Hospital.

## TENURE

Freehold

## SERVICES

All mains services are connected. Gas fired central heating and double glazed.

## COUNCIL TAX

Band F

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Jutland provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

## GROUND FLOOR

### FRONT ENTRANCE DOOR TO

### PORCH

with glazed entrance door to

### RECEPTION HALLWAY

with stairs to first floor accommodation. Fire alarm control panel, understairs storage cupboard and door to

### FRONT LIVING ROOM

11'4 x 11'6 (3.45m x 3.51m )



with radiator and window to fore.

### DINING ROOM

9'4 x 9'6 (2.84m x 2.90m )



with window to rear, vanity unit and radiator.

### BREAKFAST ROOM

9'2 x 14'3 (2.79m x 4.34m )



with tiled fireplace (decorative only) radiator and window to side.

## KITCHEN

9'3 x 15'9 max (2.82m x 4.80m max)



comprising single drainer stainless steel sink unit with mixer tap. Cooker point, tiled floor. Base and eye level units with appliance spaces. Recess cupboard, wall mounted gas fire central heating boiler. Door to rear and door to

## SHOWER ROOM

with Heatstore shower and wash hand basin.

## FIRST FLOOR ACCOMMODATION

## REAR WING

with radiator and door to

## KITCHEN 2

9'2 x 8'9 (2.79m x 2.67m )



comprising base and eye level units, 1½ bowl stainless steel sink unit, cooker point, radiator, appliance spaces and window to side.

## BATHROOM

5'3 x 5'9 (1.60m x 1.75m )

comprising WC, wash hand basin and bath with Triton shower over. Window to side. Part tiled, radiator and extractor fan.

## SEPARATE WC

## MAIN LANDING

with stairs to second floor and doors to

## BEDROOM 1

9'5 x 9'4 (2.87m x 2.84m )



with vanity unit, radiator and window to rear.

## SECONDARY LOUNGE/ BEDROOM

8' x 6'5 & 9'5 x 11'3 (2.44m x 1.96m & 2.87m x 3.43m )



( or 2 Bedrooms) with bay window and window to fore. Vanity unit and 2 radiators.

## SECOND FLOOR ACCOMMODATION

## BEDROOM 3

9'6 x 10'6 (2.90m x 3.20m )



with window to rear, radiator and vanity unit.

## BEDROOM 4

11'5 x 9'1 (3.48m x 2.77m )



with window to fore, part sloping head room, vanity unit and radiator.

## BEDROOM 5

7'5 x 11'7 (2.26m x 3.53m )



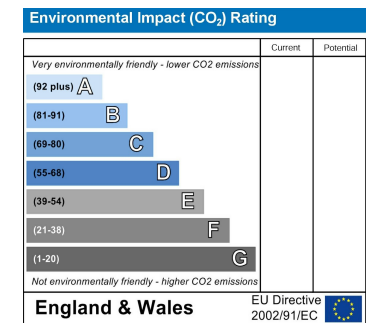
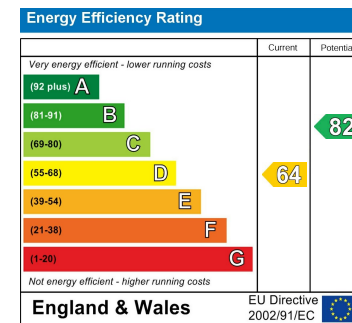
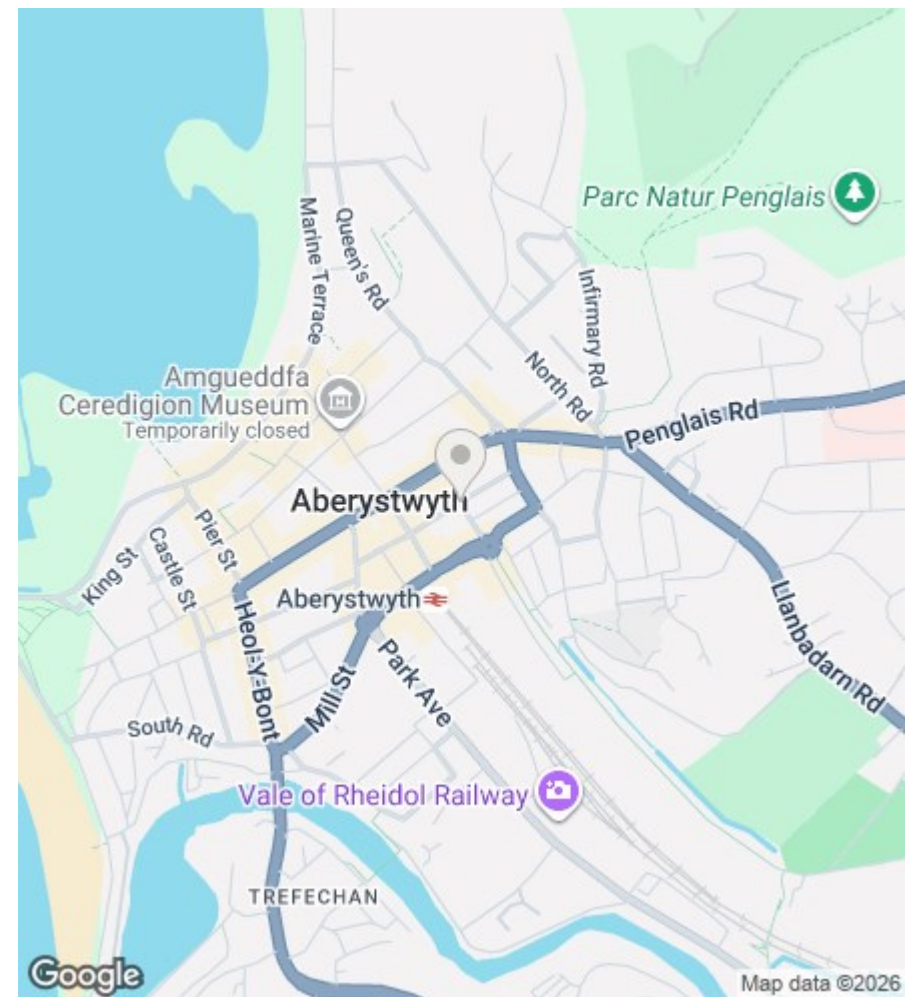
with window to fore, part sloping head room, wash hand basin and radiator.

## EXTERNALLY

Rear enclosed yard with garden/ storage shed.

## DIRECTIONS

From the office (on foot) proceed right and immediately left on to Cambrian Street. Jutland is but a short distance on the right denoted by a for sale board.



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: sales@aledellis.com