



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

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land

Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

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)



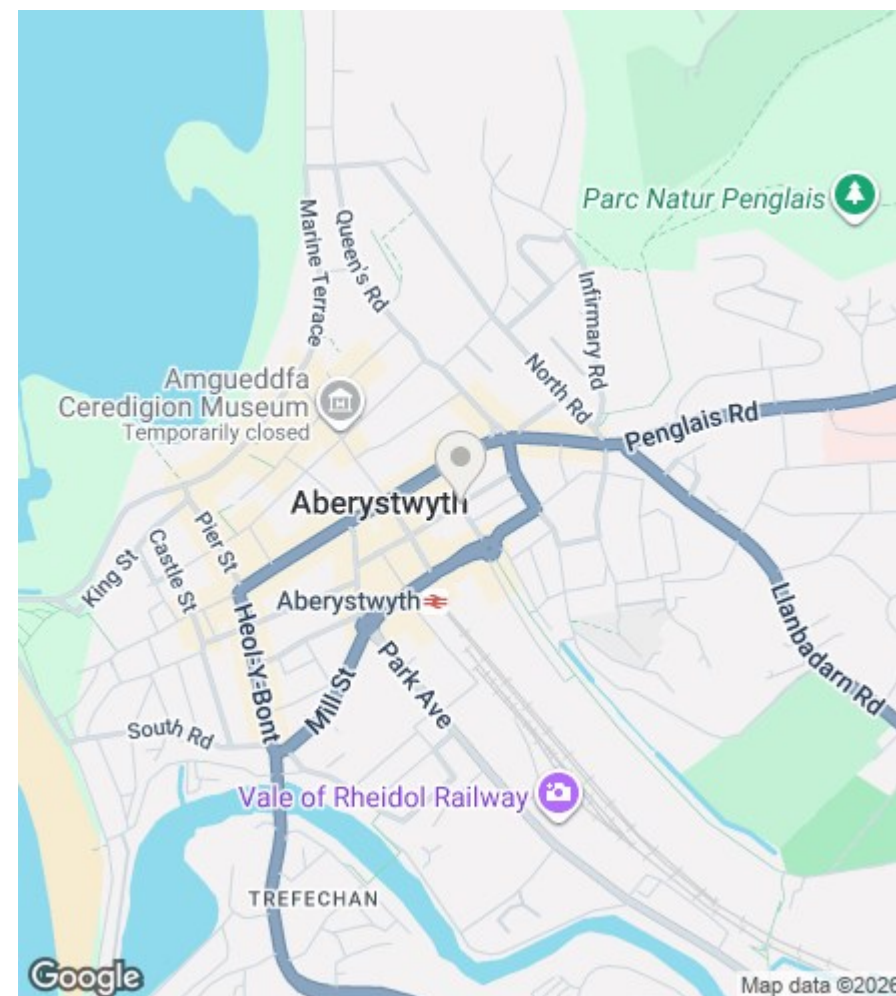
with window to fore, part sloping head room, wash hand basin and radiator.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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