

MSPROPERTIES

ESTATE AGENCY

11 New Street, SY23 2AT

GUIDE PRICE £245,000

FOR SALE / AR WERTH



Property Features:

- Basement
- Gas Fired Central Heating
- 4 Bedrooms
- Freehold Town House
- Attractive Victorian House
- Double Fronted Property
- 3 Reception Rooms
- Modern Bathroom

Description

SUMMARY

A freehold double fronted mid terrace town house offering four bedrooms three reception rooms and useful Lower ground floor cellar. Close to the promenade and St Michaels Church.

DESCRIPTION

This attractive double fronted town hose is conveniently situated in the town close to the Castle grounds and St Michaels Church. The University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. This Victorian style house is built of solid stone walls with rendered and painted external elevations. The accommodation is arranged over four floors with Cellar, Ground floor with three reception rooms and a kitchen. First floor with two bedrooms and bathroom Second floor within the attic space with a further two bedrooms. Enclosed rear garden

Floor Plan



This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. MS Properties are not liable for any incorrect measurements or layout.

Central Entrance Door:

Opens into an inner porch separated by a panelled glazed door which leads to:

Open Plan Dining Room: 2.90m (9'7") x 4.51m (14'10")

With window to front, two wall light, two double panelled radiators. Doors to:

Lounge: 3.31m (10'11") x 3.66m (12'1")

With bay window to front. feature tiled fireplace surround, alcove fitted cupboard. Panel radiator, Three twin power points.

Sitting Room: 2.33m (7'8") x 3.22m (10'7")

With window to rear with aspect of garden. Panel radiator, Alcove fitted cupboard. Twin Power point.

Kitchen: 2.33m (7'8") x 2.56m (8'5")

With range of fitted base and eye level units. Work tops above incorporating single drainer sink. Four ring electric hob. Electric oven Built in store cupboard. Door to outside. Three twin power points.

Lower Ground Floor Cellar:

Comprising of:

Utility Room: 3.50m (11'6") x 3.29m (10'10")

With an old Maids Cooking range. Base level units incorporating a single drainer stainless steel sink. Housing the electric consumer unit and electric and gas meters.

Store Room: 2.93m (9'8") x 2.60m (8'7")

Rear Workshop: 3.53m (11'7") x 2.56m (8'5")

Housing the wall-mounted gas-fired boiler which controls the hot water and central heating.

Shower Room: 2.76m (9'1") x 2.24m (7'5")

With a shower cubicle incorporating a Triton electric shower unit. Pedestal wash hand basin and low-level flush WC. Panel radiator.

First Floor:

Approached by turnstyle staircase to central landing with stairs to second floor and doors leading to:

Main Bedroom: 4.47m (14'8") x 3.05m (10'1")



