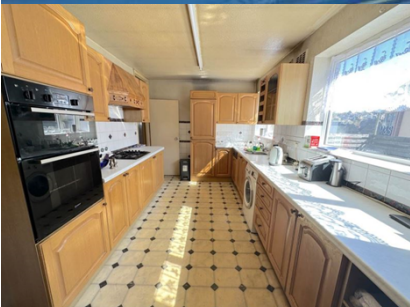


# MSPROPERTIES ESTATE AGENCY

14-18 Mill Street, SY23 1HZ

**GUIDE PRICE £304,995**

**FOR SALE / AR WERTH**



## Property Features:

- Large Rear Sun Terrace
- Viewing Recommended
- 3 Bedrooms
- Freehold Town House
- Garage & Workshop
- Business or/and Residential use
- Ample Parking

## Description

This 3 bedroom property offers a spacious flat above and a very large ground floor garage with pit, basement and various store rooms.

The residence offers a spacious lounge with front and rear windows, 3 double bedrooms with windows to the front and a rear bathroom, kitchen, utility and large outdoor sun deck. Although this property would benefit from modernising and some works it does also offer a rare opportunity to have a business below residence or a large town centre garage/lock up.

This property is situated in Aberystwyth town centre and only a short walk to transport links including the railway station, bus and taxi depot. The Seaside town of Aberystwyth offers a range of services and facilities including a hospital, university, supermarkets, high street brands, and local primary and secondary schools.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

**Ground Floor:**

Doors leading to garage, offices and first floor accommodation:

**Main Garage:** 17.00m ( 55'10" ) x 12.05m ( 39'7" )

Very large garage with double door access from Mill Street with parking for at least 8 cars. Pit and access to the basement. With power and lights and water. Windows to rear and side. Doors to:

**Chapel/Office Room:** 6.38m ( 21'0" ) x 6.05m ( 19'11" )

With window to front.

**Storeroom 1:** 3.00m ( 9'11" ) x 1.25m ( 4'2" )  
Secure store room, no windows

**Storeroom 2:** 3.00m ( 9'11" ) x 1.25m ( 4'2" )  
Secure store room, no windows

**Office:** 4.40m ( 14'6" ) x 3.65m ( 12'0" )  
With door to street and garage, box display window to front. Power and lights.

**First Floor:**

Private access to the residential flat above, via the ground floor entrance with stairs accessing the first-floor landing and doors leading to the flat roof terrace and door to:

**Lounge:** 6.04m ( 19'10" ) x 4.40m ( 14'6" )  
Spacious lounge, with windows to the front and rear. Two double panel radiators. A gas-feature fireplace. Ample twin power points. Wall and ceiling lights. BT point.

**Kitchen:** 6.60m ( 21'8" ) x 2.83m ( 9'4" )  
A range of modern oak-fronted fitted units comprises of 9 base covers, 4 draw cupboards, an integral larder fridge and a freezer. Mid-mounted electric double oven. Worktops above incorporating 4 ring gas hob with integral filter hood above. Single drainer stainless steel sink with rinse bowl. Plumbing for automatic washing machine, 6 twin power points, panel radiators. Windows to the rear sun deck.

**Airing Cupboard:**

Housing copper hot water cylinder. A wall-mounted Worcester gas boiler which heats hot water and central heating. Window to rear.



**Bathroom:** 3.15m ( 10'5" ) x 3.45m ( 11'4" )  
The brown-coloured suite comprises of corner bath, a low flush WC, and a double vanity with twin wash hand basins. Shower cubicle.

**Bedroom 1:** 3.71m ( 12'3" ) x 3.14m ( 10'4" )  
Double bedroom with window to front; panel radiator, fitted wardrobes with matching dressing table and bedside cabinets. Power points.

**Bedroom 2:** 3.80m ( 12'6" ) x 2.65m ( 8'9" )  
With window to front, double panel radiator, built in double wardrobe. Power points.

**Bedroom 3/Dining Room:** 3.80m ( 12'6" ) x 2.65m ( 8'9" )  
With window to front, built-in double wardrobes, currently utilised as a dining room.

**Outside:**  
Large sun deck, offering space and privacy, and an external staircase leads down to the lower ground floor/cellar. The external staircase will require repair work.

**Services:**  
Mains electric, gas, water and drainage.  
Telephone subject to BT terms and conditions.  
The flat is Council Tax B Uniform business rates for a garage rateable value £10,000.

**General:**  
This is a rare opportunity to purchase a residential and commercial property, offering huge potential for development into flats, or split townhomes, alternatively, prospective purchasers will find the ground floor commercial garage of interest for variable uses.

**Viewings:**  
All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

**Important Information:**  
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
2. General: While we endeavour to make our sales



## EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(69-80) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
Not energy efficient - higher running costs							
		<b>60</b>	<b>74</b>			<b>52</b>	<b>72</b>
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			