



**27 Queens Road,
Aberystwyth Ceredigion SY23 2HN
Guide price £410,000**



Surely the best unspoilt

refurbishment town property currently available. We are pleased to offer this most desirable and commodious 3 bedroomed Victorian house with studio apartment for sale.

This stunning end of Terrace house is well situated near the Town Hall with a pleasant aspect to the fore. All the internal fittings are of a high specification and together with the modern deco makes this property well worthy of an early inspection.

The lower ground floor studio apartment provides a generous lettings income or would also be perfect as a granny annexe.

The property also benefits from being recently re-wired & re-plumbed, fully double glazed, having television points in every room and sprinkler system throughout.

TENURE

Freehold.

SERVICES

Mains gas smart heating system. Mains water and drainage. Lower ground and main bathroom underfloor heated.

VIEWING

Strictly by appointment with sole the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. Adhering to Covid-19 regulations.

27 Queens Road provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Steps leading up to

GROUND FLOOR

ENTRANCE DOOR

Handmade by local joiner of accoya wood.

Into

RECEPTION



With tiled entrance flooring.

Glazed door to

HALLWAY

With radiator, stairs to first floor and Atlas Concorde flooring.

OPEN PLAN KITCHEN DINING



Atlas Concorde Italian flooring throughout. Bluetooth speaker system integrated in ceiling.

MODERN KITCHEN



Comprising a modern fitted kitchen with a range of base & eye level shaker style units with Minerva worktop, integrated fridge, freezer and dishwasher.

Electric oven & grill with gas hob over and extractor fan above. Kitchen island/breakfast bar unit with fitted wine cooler. Double enamel sink with mixer tap and sash window to rear.

Door to lower ground apartment studio.



DINING AREA



With large bay sash windows to fore, radiator, shelving & cupboards in alcoves. Defra approved log burner with characteristic mantle surround.

Step down to

INNER HALLWAY

With door to external side and door to

UTILITY ROOM



With modern shaker style storage units and appliance spaces. Tiled flooring, 1 1/2 enamel sink with mixer tap and sash window to side.

FIRST FLOOR

MODERN CHIC BATHROOM



Comprising freestanding bath with mixer tap and shower. Double shower with screen and Atlas Concorde Italian tiles on surrounding walls. Heated towel rail, twin sinks with mixer tap set on vanity unit. Wc, sash window to side and tiled flooring with under floor heating.

BEDROOM 1



With sash window to rear, radiator and original fireplace.

SPACIOUS LIVING ROOM



With feature fireplace, bay sash windows to fore, shelving and built in storage cupboard in alcoves.



BEDROOM 2/NURSERY



With sash window to rear and radiator.

MASTER BEDROOM



DRESSING AREA



Built in open wardrobes with sash window to fore.

BEDROOM AREA



With large bay sash windows to fore, super long sized bed space, radiator and door to

EN SUITE



Comprising of step in shower cubicle, heated towel rail, wc and wash hand basin set in vanity unit. Marble effect tiles on half surrounding walls and atlas concorde tiled flooring.

LOWER GROUND FLOOR STUDIO



With private access from external front.

Under floor heated.

BEDROOM LIVING AREA



With spotlights and window to rear.

KITCHENETTE



With appliance spaces and stainless steel sink with mixer tap.

SHOWEROOM



Comprising shower cubicle, wc and wash hand basin.

EXTERNALLY

Shed and seating area to the rear.

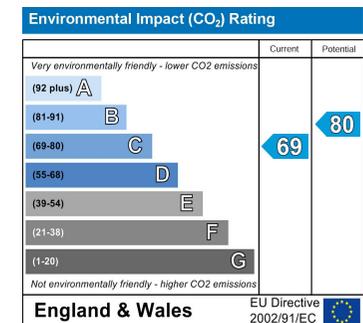
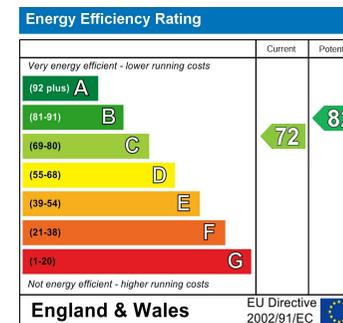
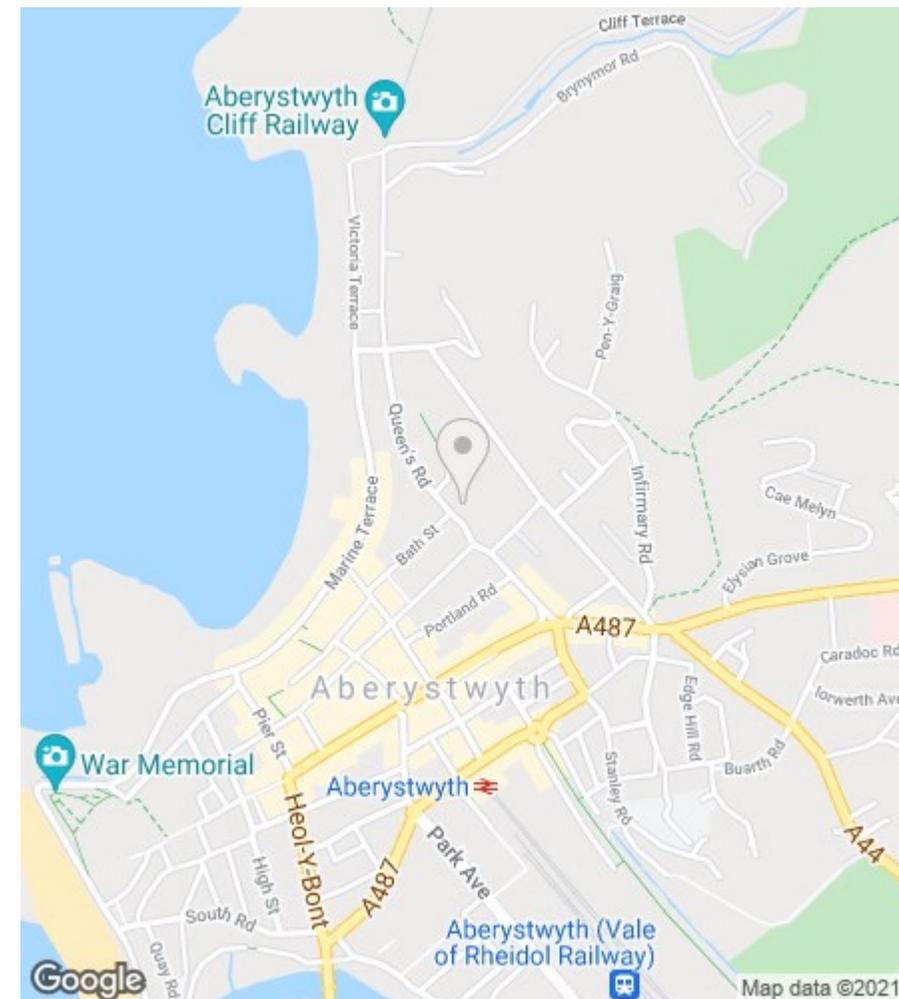
Steps leading up to main entrance door and down to lower ground studio apartment.







The Floor plans are for guidance only.
Plan produced using PlanUp.



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