



18 High Street,  
Aberystwyth Ceredigion SY23 1JG  
Guide price £255,000



## For Sale by Private Treaty

A 3 Bedroomed terraced town house which is well-maintained throughout with airy and commodious room, exposed wooden floors and rear paved garden.

18 High Street  
Aberystwyth  
Ceredigion  
SY23 1JG

High Street is located in the centre of the town within walking distance of all the retailers and close to the Castle, Old College and Marina. The property has been well-looked after and the accommodation is highlighted on the floor plan which is included with these particulars. In addition to the two double and single bedrooms on the first floor there is ladder access to a further attic room.

Aberystwyth is a popular University and Seaside town which is the largest in Ceredigion with a good range of social, leisure and educational facilities. The town has a large seafront stretching from Constitution Hill to the North end of the promenade to the Harbour and Marina to the South.

## TENURE

Freehold

## SERVICES

All main services are connected. Gas fired central heating.

## COUNCIL TAX

Band D

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace RD, Aberystwyth. 01970 626160 or sales@aledellis.com

## GROUND FLOOR

½ glazed front entrance door to

## RECEPTION HALLWAY



Radiator, stairs to first floor accommodation, under stairs storage area, tiled floor. Door to

## LIVING ROOM

14'2 x 11' (4.32m x 3.35m)

Tiled fireplace with recess cupboard to side housing the electric and gas meters. Exposed wooden floor, radiator and window to fore.



## DINING ROOM

13'2 x 12' (4.01m x 3.66m)



Tiled fireplace, exposed wooden floor, radiator and window to rear.

## KITCHEN

12'3 x 9'4 (3.73m x 2.84m)



Base units with fitted BEKO electric cooker and 4 ring hob, tiled splashbacks, worktops and cooker point. Single drainer stainless steel sink unit with mixer tap. Wall mounted BAXI gas fired central heating boiler. Door and window to rear. Door to

## FIRST FLOOR ACCOMODATION

### REAR WING

## BEDROOM 1

9'5 x 6'9 (2.87m x 2.06m)



Exposed wooden floor, radiator and window to rear.

### BATHROOM

6'2 x 8'2 (1.88m x 2.49m)



comprising of WC, pedestal washbasin, bath with MIRA shower over and screen. Radiator, extractor fan and obscured window to side.

### MAIN LANDING

with ladder access to attic bedroom. Doors to

### BEDROOM 2

13'2 x 12' (4.01m x 3.66m)



Window to rear, feature fireplace, exposed wooden floor, radiator.

### MASTER BEDROOM 3

19'5 x 11' (5.92m x 3.35m)



Feature fireplace, radiator, window and bay window to fore.

### SECOND FLOOR

## ATTIC ROOM

18'5 x 11'9 max (5.61m x 3.58m max)



Two Velux windows.

## EXTERNALLY

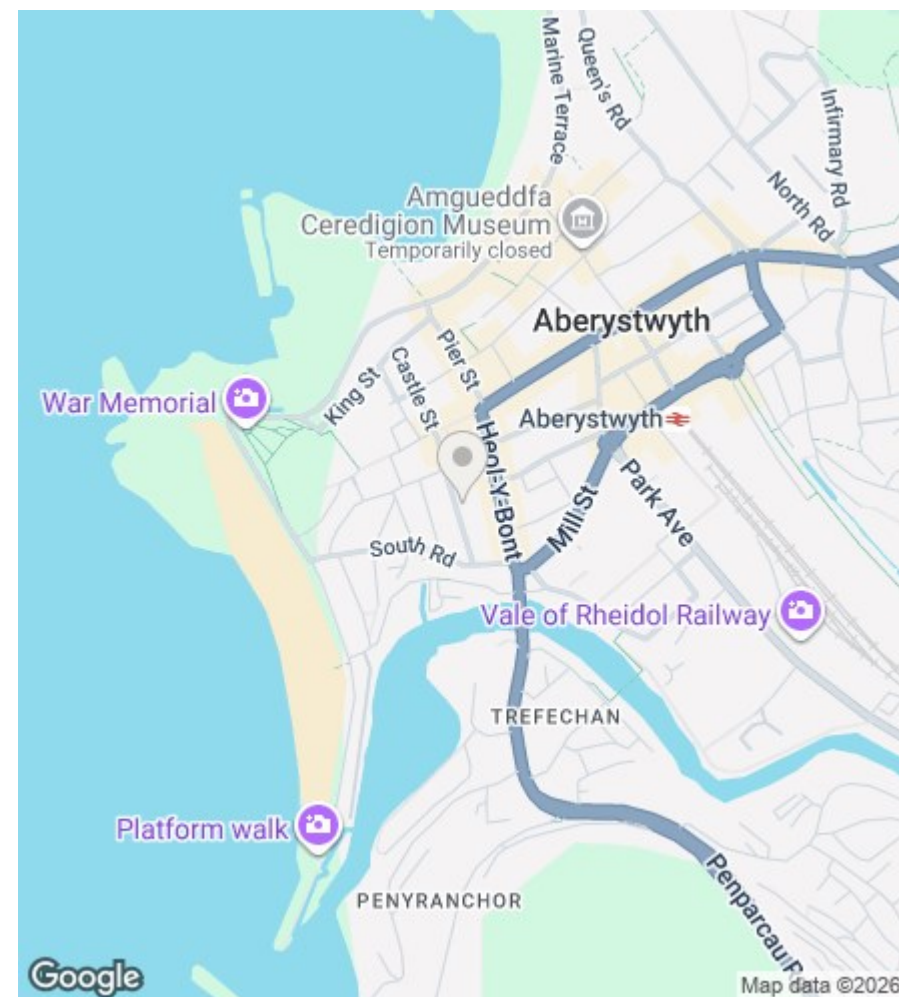


Enclosed paved rear garden. Outside WC.

## DIRECTIONS

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From the office (on foot) proceed up the main street passing the clock tower towards the Castle. Turn right after the Academy and Angel and this street will lead to High Street. No.18 will be on your left.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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