



**8 GRAYS INN ROAD
ABERYSTWYTH
CEREDIGION
SY23 1QE**



- **CHARMING MID-TERRACE COTTAGE IN ABERYSTWYTH TOWN CENTRE**
 - **TWO RECEPTION ROOMS AND TWO GOOD-SIZED BEDROOMS**
 - **FULL GAS-FIRED CENTRAL HEATING THROUGHOUT**
- **ENCLOSED WALLED GARDEN OFFERING PRIVATE OUTDOOR SPACE**
 - **IDEAL FOR FIRST-TIME BUYERS, RETIREES OR INVESTMENT**

Charming Town Centre Cottage!

This charming mid-terrace town cottage is ideally situated in a convenient town centre location in the vibrant coastal town of Aberystwyth.

Offering two well-proportioned reception rooms and two comfortable bedrooms, the property is warmed by full gas-fired central heating and includes an enclosed walled garden—perfect for enjoying a private outdoor space in the heart of town. The layout provides a cosy and practical living environment, making it an excellent choice for first-time buyers, retirees looking to down-size, or investors seeking a rental opportunity.

Aberystwyth is a thriving university town known for its rich cultural heritage, scenic seafront, and strong community spirit. With a wide range of shops, cafes, and local amenities all within walking distance, as well as easy access to transport links and the surrounding countryside, this property offers the best of town living with the added appeal of coastal charm.

A rare opportunity to buy a lovely little home in a highly desirable location.

PRICE: **OFFERS IN THE REGION OF £159,950**

ACCOMMODATION – of approximate dimensions

Double glazed main entrance door into

HALLWAY Stairs to first floor accommodation, open under stairs area, radiator, opening to Dining Room and door to:

LOUNGE **17'8 x 11'10/7'9**
Double glazed window to front, double radiator, alcove shelving and double glazed French doors to rear Courtyard.

DINING ROOM **10'1 x 7'5**
Glass panelled stable door opening to the Courtyard, Window to side, double radiator and opening to:

KITCHEN **11'9 x 7'1**
Base and wall units, electric cooker point, single bowl and drainer sink unit, tall unit, appliance space, radiator, skylight and door to:

HALLWAY **6'7 x 3'2**
window to front, wall unit, plumbing for washing machine and door to:

CLOAKROOM **5'2 x 2'11**
Low level flush WC and wash hand basin.

First Floor Accommodation

HALF LANDING Stairs to main landing and doors to:

BEDROOM TWO **10'11 x 7'5**
Double glazed window to side, radiator, cupboard housing 'Worcester' gas-fired central heating boiler.

MAIN LANDING Entrance to loft area above and doors to:

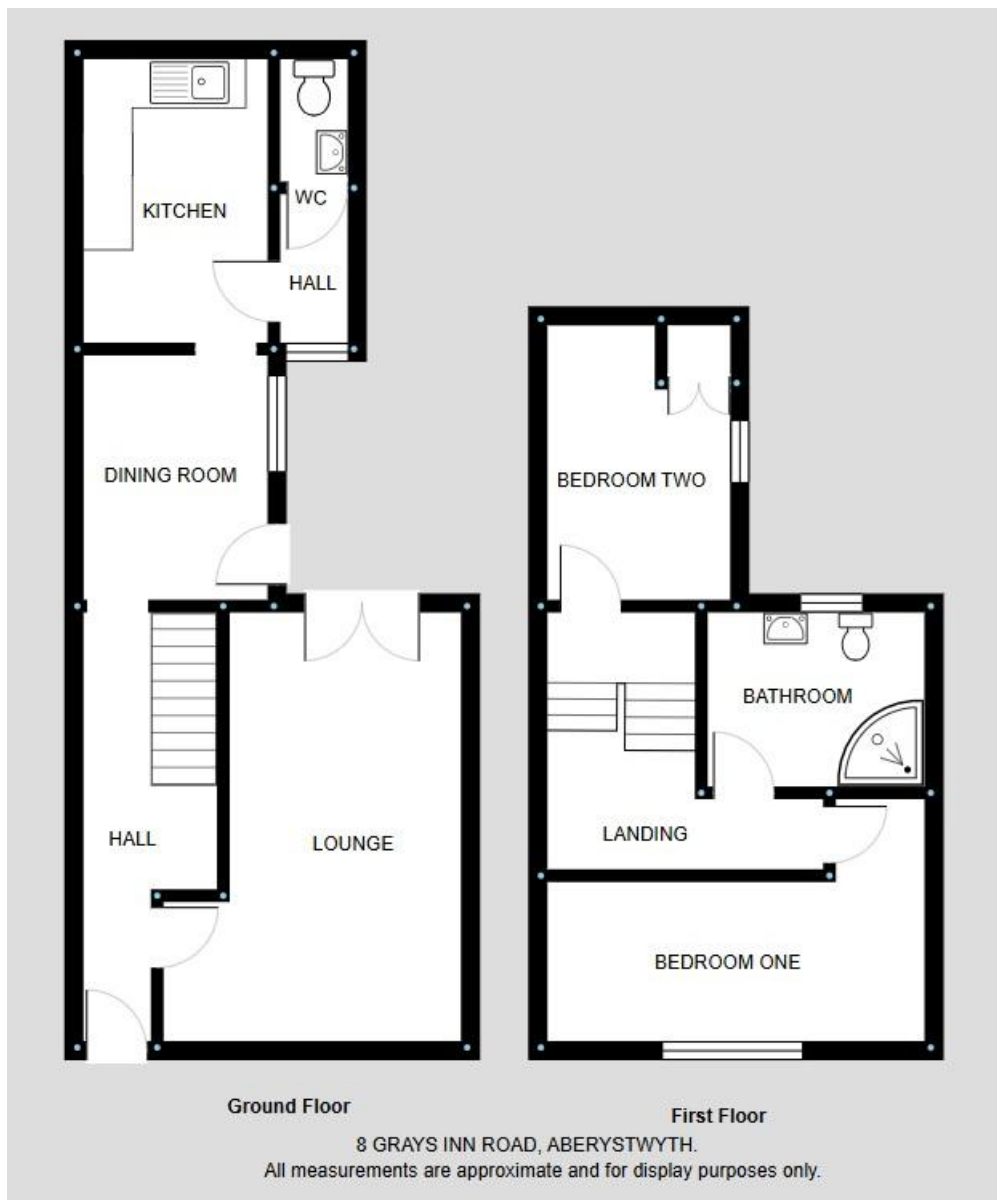
BEDROOM ONE	15'6x10'10/7'8 Double glazed window to front and double radiator.
BATHROOM	9'x6'8 Double glazed window to rear, Radiator, bidet, low level flush WC, glazed shower cubicle with 'Triton' shower and pedestal wash hand basin.
EXTERNALLY	An enclosed low maintenance Courtyard.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water, Gas and Drainage is connected to the property, with a gas-fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///bleaker.rare.camp
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

FLOORPLAN



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		
8 Grays Inn Road ABERYSTWYTH SY23 1QE		Energy rating D	
Valid until 29 April 2035		Certificate number 0330-2614-3440-2195-6965	







