



**THE OLD BAKEHOUSE
CAMBRIAN PLACE
ABERYSTWYTH
SY23 1NT**



- **CHARMING 2-BEDROOM LAYOUT WITH ONE GROUND-FLOOR BEDROOM FOR FLEXIBLE LIVING AND A SECOND BEDROOM UPSTAIRS**
- **BEAUTIFULLY REFURBISHED THROUGHOUT, BLENDING TRADITIONAL FEATURES LIKE EXPOSED STONE CHIMNEY BREASTS WITH MODERN COMFORTS**
- **STYLISH, MODERN KITCHEN AND CONTEMPORARY FIXTURES FOR A COMFORTABLE, TURNKEY HOME**
- **DOUBLE-GLAZED WINDOWS AND GAS CENTRAL HEATING ENSURE ENERGY-EFFICIENT, YEAR-ROUND COMFORT**
- **ATTRACTIVE OUTDOOR SPACE WITH LAWNED GARDEN, PATIO, AND PERGOLA - IDEAL FOR RELAXING OR ENTERTAINING**

OFFERS INVITED IN THE REGION OF £245,000

Charming 2-Bedroom Town Cottage in the Heart of Aberystwyth

Tucked away in a central location just moments from the vibrant centre of Aberystwyth, this beautifully refurbished 2-bedroom town cottage offers a perfect blend of character and modern comfort. With an exposed stone chimney breast in both the living room and kitchen, the property retains a traditional charm while featuring a stylish modern fitted kitchen and contemporary fixtures throughout.

The accommodation is thoughtfully arranged, with one bedroom conveniently located on the ground floor—ideal for flexible living—and a second bedroom on the first floor. The home benefits from double-glazed windows and gas-fired central heating, ensuring year-round comfort.

Externally, the property enjoys an attractive lawned garden to the side and rear, complete with a patio and pergola—perfect for outdoor relaxation or entertaining.

As previously stated, the property is set in a ‘tucked away’ yet central position and is just a few minutes' walk from Aberystwyth's picturesque promenade, town centre, rail and bus stations, and a wide range of shopping and local amenities.

Aberystwyth is a vibrant university town on the west coast of Wales, known for its striking seafront, Victorian architecture, and strong cultural identity. With excellent transport links, a lively arts scene, and access to beautiful coastal and countryside walks, it is a highly desirable location for both full-time residents and those seeking a second home or investment property.

This unique cottage is ideal for anyone looking to enjoy all the conveniences of town centre living while being tucked away from the hustle and bustle of busy streets.

ACCOMMODATION

(of approximate dimensions)

Main Entrance door into:

RECEPTION PORCH Double glazed window to side and opening to:

KITCHEN **11'7 x 9'4**
Base and wall units, laminate flooring, electric oven with four ring ceramic hob and stainless-steel effect extractor hood over, single bowl and drainer sink unit with mixer taps over, space and plumbing for washing machine, double glazed window to front, integral dishwasher, double radiator, pointed feature former fireplace and glass panelled door to:

HALLWAY Double radiator, feature arched alcove, stairs to the first-floor accommodation, understairs storage cupboard, further cupboards housing the 'Ideal' gas fired central heating boiler, and doors to:

LIVING ROOM **13'3 max x 10'8 max**
Feature pointed stone former fireplace, double glazed window to front and rear and double radiator.

BATHROOM **6'3 x 5'2**
Laminate flooring, pedestal wash hand basin, low level flush WC, panelled bath with 'Triton' shower and glazed shower screen over, shower boarding to water sensitive areas, double glazed window to side, double radiator, shaving light and point and extractor fan.

BEDROOM TWO **10' max x 9'4 max/6'2 min**
Double radiator, double glazed window to rear, built in wardrobe with shelving and clothes rail. 'Velux' window.

FIRST FLOOR ACCOMMODATION

LANDING	'Velux' window, Painted stone wall and door to:
BEDROOM ONE	11'3 min x 9'6 Two double glazed windows to front, double radiator and feature original style cast fireplace.
EXTERNALLY	A forecourt leads to the main entrance door. A gated pathway leads along one side of the property to the rear entrance door with an adjoining mainly lawned side and rear garden. Paved patio area with pergola over. Small rear yard and storage shed.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Water, Drainage, Gas and Electricity is connected to the property with a Gas-fired central heating system
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///streaking.caressing.surging
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.

EPC
On Order











