



**4 RHEIDOL TERRACE
ABERYSTWYTH
CEREDIGION
SY23 1JU**



- **UP TO SEVEN-BEDROOM ACCOMMODATION ARRANGED OVER MULTIPLE FLOORS**
- **FORMERLY OPERATED AS A SUCCESSFUL BED AND BREAKFAST ESTABLISHMENT**
- **RARE TOWN-CENTRE GARAGE PROVIDING VALUABLE PRIVATE OFF-ROAD PARKING**
- **SHORT WALK TO THE PROMENADE, HARBOUR, CASTLE GROUNDS AND TOWN CENTRE**
- **ENCLOSED REAR COURTYARD AND SCOPE FOR MODERNISATION AND IMPROVEMENT**

Character Town Centre Property with Garage & Up to Seven Bedrooms

A substantial terraced town house occupying a highly convenient position within easy walking distance of the town centre, promenade, harbour and historic castle grounds. Formerly utilised as a bed and breakfast establishment, the property offers generous and versatile accommodation extending to up to seven bedrooms, presenting an exciting opportunity for those seeking a large family home or possibly an investment property.

Now requiring a programme of modernisation and improvement works, the property provides excellent scope for purchasers to enhance and personalise the accommodation to their own requirements while unlocking its considerable potential. Benefiting from double glazing to the majority of windows and a partial gas-fired central heating system, the accommodation further includes a ground floor shower room and a first-floor wet room.

A particularly rare and valuable feature within this central location is the vehicular garage situated to the rear of the property, providing private off-road parking, a highly sought-after asset in the heart of town. To the rear there is also an enclosed courtyard offering an easily maintained outdoor space.

The property is situated on Rheidol Terrace in one of the town's most convenient locations, within close proximity to the beautiful Cardigan Bay coastline. Aberystwyth is renowned as the principal commercial, educational and administrative centre of Mid Wales, home to the prestigious National Library of Wales, Aberystwyth University and Bronglais General Hospital. The town offers an excellent range of local and national retailers, cafes, restaurants and leisure facilities, together with significant public and private sector employers, including both local and national government offices. Aberystwyth's main railway station provides onward connections to the wider rail network, making the town an attractive place to live, work and visit.

An excellent opportunity to acquire a spacious property in a prime coastal town location with outstanding potential for refurbishment and future value enhancement.

PRICE: OFFERS INVITED IN THE REGION OF £225,000

ACCOMMODATION – of approximate dimensions

Main Entrance door into:

RECEPTION HALL	Dado rail, picture rail, coved ceiling and glass panelled door through to:
MAIN HALLWAY	Stairs to the first floor accommodation, radiator, dado rail, picture rail, original ceiling cherubs and coving and doors leading off to:
LOUNGE DINING ROOM	25'9 x 13'/10'5 Double glazed Bay window to front, coved ceiling, tiled fireplace with gas fire, two-double radiators and double glazed window to rear.

SITTING ROOM	13'9 x 9'11/8'3 Gas fire set in a timber surround, alcove shelving, understairs storage cupboard, two-double glazed windows to side and door to:
KITCHEN	12'5 max x 9'11 max – (being U-shaped in nature) Base and wall units, wall mounted 'Worcester' gas fired central heating boiler, two-double glazed windows to side, 4 ring gas hob, oven, grill, radiator, single bowl and drainer sink unit with mixer taps over. Door to the Storeroom and door to:
SHOWER ROOM	Glazed and tiled shower cubical, WC and radiator.
STOREROOM	13'1 x 8'5 Window to side, Belfast sink unit, rear entrance door.

FIRST FLOOR ACCOMMODATION

HALF LANDING	With stairs elevating to the Main Landing and stairs to:
REAR LANDING	Shelved linen cupboard, entrance to the loft area above, doors to:
BEDROOM ONE	10'2 x 9'3 Double glazed window to rear, pedestal wash hand basin and radiator.
WET ROOM	5'11 x 4'11 Radiator, tiled walls, double glazed window to side, extractor fan, pedestal wash hand basin.
CLOAKROOM	4'6 x 4'2 WC, double glazed window to side, pedestal wash hand basin.
MAIN LANDING	With stairs elevating to the Second Floor Accommodation and doors off to:
BEDROOM TWO	13'5 x 10'5 Double glazed Bay window to front, pedestal wash hand basin, radiator and coved ceiling.
BEDROOM THREE	9'11 x 6'3 Double glazed window to front, radiator.
BEDROOM FOUR	11'11 x 10'5 min Double glazed window to rear, radiator and pedestal wash hand basin.

SECOND FLOOR ACCOMMODATION

MAIN LANDING	'Velux' Window, entrance to the loft area above, doors off to:
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BEDROOM FIVE	12'10 x 10'4 min Double glazed window to rear, part sloping ceilings.
BEDROOM SIX	12'9 x 8'11 Double glazed window to front, part sloping ceilings
BEDROOM SEVEN	9'5 x 6'9 Skylight window to front and part sloping ceilings.
EXTERNALLY	To the rear of the property is an enclosed courtyard garden with doorway leading through to:
GARAGE	21'6 average x 16'6 Sliding vehicular access door and pedestrian access door leading out onto Quay Road, power and lighting connected, window to rear, concrete floor.
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 partial gas-fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
COUNCIL TAX	We are advised that the property is currently Council Tax Band E
What3Words:	///parts.falters.crouching
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Energy rating

C

Valid until

3 June 2036

Certificate number

0330-2549-5660-2006-1321



















