



**17 GREENFIELD STREET
ABERYSTWYTH
CEREDIGION
SY23 1PJ**



- **ATTRACTIVE TWO-BEDROOM MID-TERRACE TOWNHOUSE**
- **REFURBISHED AND MODERNISED THROUGHOUT**
- **VALUABLE OFF-STREET PARKING & NEAR TOWN CENTRE LOCATION**
- **ENCLOSED REAR GARDEN WITH STORE SHED**
- **USEFUL ATTIC SPACE WITH POTENTIAL FOR CONVERSION
(SUBJECT TO CONSENT)**

Well-Presented Two-Bedroom Townhouse with Off-Street Parking and Enclosed Rear Garden

A well-presented and modernised mid-terrace two-bedroom townhouse – with two-reception rooms, ideally positioned within easy level walking distance of Aberystwyth town centre. Offering spacious and versatile accommodation, this attractive property combines modern convenience with a highly desirable town-centre location.

The property has been thoughtfully refurbished and benefits from a gas-fired central heating system, providing comfortable accommodation ready for immediate occupation. A particular feature of note is the valuable off-street car parking to the rear, a rare and sought-after advantage for a property so conveniently located close to the centre of town.

Internally, the accommodation provides two well-proportioned bedrooms, a useful attic space, modern fitted kitchen, separate lounge and sitting room and a contemporary shower room. The attic space benefits from a skylight and undereaves storage, offering excellent potential for those seeking additional space and may be suitable for conversion into further living accommodation, subject to obtaining any necessary building regulations approvals.

Externally, the property enjoys a deep and enclosed rear garden, providing a private outdoor area with excellent scope for landscaping and creating a pleasant garden environment. The rear also benefits from a dedicated off-street parking area and adjoining store shed.

Aberystwyth is widely regarded as one of the most desirable residential locations on the west coast of Wales, offering an excellent range of amenities including independent shops, national retailers, cafés, restaurants, leisure facilities and excellent transport links. The town is home to Aberystwyth University, the National Library of Wales and Bronglais General Hospital, creating strong demand from residents, professionals, academics and investors.

With its stunning promenade overlooking Cardigan Bay, historic harbour, attractive surrounding countryside and vibrant community, Aberystwyth remains a popular destination for both permanent occupation and investment. Properties within convenient walking distance of the town centre, particularly those offering parking and outdoor space, are consistently sought after.

PRICE: Offers invited in the region of £235,000

ACCOMMODATION (of approximate dimensions)

Double glazed Main Entrance Door into:

HALLWAY Stairs to first floor, radiator and doors to:

SITTING ROOM **10'11 x 9'10**
Double glazed window to front, radiator, former cast fireplace, alcove cupboard.

LOUNGE **10'10 x 10'**
Double glazed window to rear, double radiator, alcove cupboard, down lighters and door to:

KITCHEN **8'11 x 8'10**
Modern fitted Base and Wall units, worksurfaces, single bowl and drainer sink unit, ceramic hob, built in oven. Gas-fired central heating boiler, double glazed window to side, plumbing for washing machine and door to:

REAR HALLWAY With side entrance door and door to:

SHOWER ROOM	6'3 x 5'5 Walk-in shower cubicle. Low level flush WC. Vanity wash hand basin and double glazed window to side
FIRST FLOOR ACCOMMODATION	
MAIN LANDING	Double glazed window to rear, entrance to loft area above with drop down ladder and doors to:
BEDROOM ONE	14'7 x 9'10 Two double glazed windows to front, radiator and former cast fireplace.
BEDROOM TWO	10' x 9'11/8'11 Double glazed window to rear and radiator.
LOFT AREA	14'9 x 9'1 Sky light, radiator and under eaves storage. Limited head room
EXTERNALLY	To the rear of the property is a decorative stone rear garden with an adjoining storage shed. Gated pedestrian access leading to the car parking area.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water, Drainage and Gas is connected to the property. Gas fired central heating system.
COUNCIL TAX	We are advised that the property is currently Council Tax Band D
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///cleansed.edits.master
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		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Energy rating

C

Valid until

8 June 2036

Certificate number

0300-2712-0660-2306-5341







