



**LARNE
NORTH ROAD
ABERYSTWYTH
CEREDIGION
SY23 2EL**



- **MID-TERRACE TOWN PROPERTY ARRANGED OVER FOUR LEVELS**
- **POPULAR AND SOUGHT-AFTER LOCATION CLOSE TO THE TOWN CENTRE**
- **WITHIN EASY REACH OF THE UNIVERSITY AND NATIONAL LIBRARY OF WALES**
- **GOOD SIZED REAR TOWN GARDEN**
- **REQUIRING IMPROVEMENT AND COMPLETION WORKS,**
- **OFFERING EXCELLENT POTENTIAL FOR INVESTMENT OR FAMILY OCCUPATION**

Three-Storey Town House with Outstanding Potential

We are delighted to offer for sale this mid-terrace town property, ideally positioned within one of the most sought-after residential areas of Aberystwyth. Conveniently located close to the university, the renowned National Library of Wales and the town centre, the property enjoys an excellent setting for both owner occupiers and investment purchasers alike.

Requiring a degree of improvement and completion works, the property previously operated as an investment property but offers excellent potential to create a spacious family home or continue as a successful rental investment (subject to PC and Licence). The accommodation is arranged over four levels and benefits from a generously sized rear town garden.

Aberystwyth is a vibrant and thriving coastal university town, widely regarded as the commercial, cultural and administrative centre of Mid Wales. The town is home to Aberystwyth University, the prestigious National Library of Wales, together with both local and national government offices, providing excellent employment opportunities within the area.

The town offers an excellent range of everyday amenities, including well-known national retailers alongside independent local businesses, cafés, restaurants and leisure facilities. Aberystwyth is particularly renowned for its picturesque promenade and stunning coastline overlooking the beautiful Cardigan Bay, making it a highly desirable place to live and visit.

Excellent transport links are available via the town's main railway station, providing convenient access to North and Mid Wales, Shrewsbury, the Midlands and beyond.

PRICE Offers in the region of £275,000 will be considered

ACCOMMODATION – of approximate dimensions:

Main Entrance Door into:

RECEPTION HALL	Fire alarm panel and glass panelled a door to:
MAIN HALLWAY	Stairs to the first floor accommodation, double radiator, and doors off to:
LIVING ROOM	12'6 min x 11'1 Bay window to front and double radiator.
SITTING ROOM/ BEDROOM	12' x 10'4 Double glazed window to rear and double radiator.

From the Main Hallway, door to:

INNER HALLWAY	Airing cupboard and doors off to:
BATHROOM	9'2 x 8'10/6'4 Panelled bath, pedestal wash hand basin, low level flush WC, double glazed windows to side and rear.
SHOWER ROOM	WC and radiator. Shower cubicle.

From the Main Hallway a staircase descends to:

LOWER GROUND FLOOR

SITTING ROOM	14'11 x 11' max dimensions Double glazed window to rear, double radiator, door to storeroom and door to:
KITCHEN	14'10 x 8'10 Being fitted with a brand new kitchen. Quarry tiled floor, base and wall units, double glazed windows to side and rear, double glazed side entrance door and radiator.
STOREROOM	Ideal for storage purposes - limited headroom.

FIRST FLOOR ACCOMMODATION

MAIN LANDING	Stairs elevating to the second floor accommodation, double glazed window to rear, doors to:
BEDROOM ONE	16'4 x 11' Bay window to front and double radiator.
BEDROOM TWO	11'10 x 10'7 Double radiator and double glazed window to rear.

SECOND FLOOR ACCOMMODATION

MAIN LANDING	Doors to:
BEDROOM THREE	16'5 x 9'11 Double glazed dormer window to front, double radiator and sloping ceilings.
BEDROOM FOUR	11'2 max x 10'8 Dormer window to rear, sloping ceilings, radiator and being l-shaped in nature.

EXTERNALLY To the rear of the property is a good sized town garden.

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 *Estates*. 01970 294 139

COUNCIL TAX We are advised that the property is currently Council Tax Band E

What3Words: [///birdcage.witless.sake](https://www.what3words.com/#!/birdcage.witless.sake)

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		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Larne
North Road
ABERYSTWYTH
SY23 2EL

Energy rating
E

Valid until
29 May 2027

Certificate number
2748-7019-7235-5123-0990

















