



**4 Poplar Row,
Aberystwyth SY23 2JX**
Guide price £225,000



For Sale by Private Treaty

A modern and deceptively spacious 3 Bedroomed double glazed and centrally heated house in quiet town centre location.

4 Poplar Row
Aberystwyth
SY23 2JX

We are pleased to offer this well-situated town property on the market. The accommodation is well laid out on three floors and is well worthy of inspection. The semi-detached house has been an investment property, having a current HMO license, and is ideally suited for that purpose or as a family home. There is a small enclosed paved garden to the rear.

4 Poplar Row is within level walking distance of Aberystwyth town centre and there is no through traffic on this part of the street. The property is also convenient to the University, Bronglais Hospital and the National Library of Wales.

TENURE

Freehold

SERVICES

Mains services are connected. Gas fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band D

VIEWING

Strictly by appointment with the sole selling

agents; Aled Ellis & Co, 16 Terrace Rd,
Aberystwyth. 01970 626160 or
sales@aledellis.com

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

4 Poplar Row provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

½ glazed entrance door to

RECEPTION HALLWAY

Laminated floor, varnished wood stairs to first floor accommodation, radiator. Doors to

FRONT LIVING ROOM

8'3 x 11'3 (2.51m x 3.43m)



A pleasant room with window to fore, laminated floor and radiator.

DOWNSTAIRS WC

with wash hand basin and obscured window to side. Under stairs storage.

KITCHEN/ DINING ROOM

11'7 x 12'7 (3.53m x 3.84m)



Single drainer stainless steel unit with mixer tap. Base units with fitted electric cooker with 4 ring hob over. Tiled splashbacks, cooker point. Eye level units with extractor fan. Wall mounted IDEAL gas fired central heating boiler. French doors to rear courtyard garden, radiator, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Carpeted. Wood stairs to second floor. Doors to

DOUBLE BEDROOM 1

12'7 x 11'7 (3.84m x 3.53m)



Oriel window with large sill to rear, radiator.

DOUBLE BEDROOM 2

10' x 11'8 (3.05m x 3.56m)



Window to fore, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

with access to roofspace, large walk-in airing cupboard with shelving and radiator. Doors to

BEDROOM 3

10' x 11'7 max (3.05m x 3.53m max)



Part sloping headroom, two Velux windows, radiator.

BATHROOM

9'1 x 8'9 max (2.77m x 2.67m max)



Large bathroom with part sloping headroom. WC, wash hand basin, bath with mixer tap and screen. Two Velux windows, extractor fan. Under eaves storage. Radiator.

EXTERNALLY

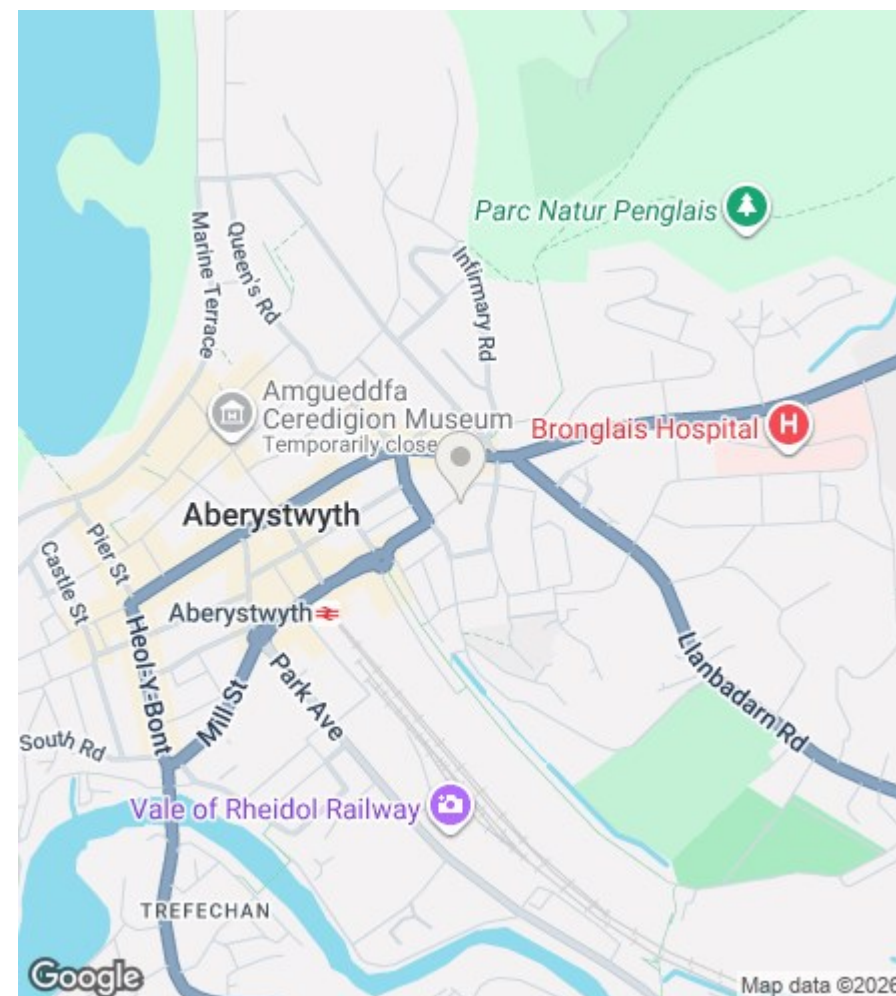


Low maintenance enclosed rear paved garden with potted plants.

DIRECTIONS

(What3Words///reclaimed.grub.carpeted)

On foot from the office proceed right towards the Railway Station on to Alexandra Road. Turn left and Poplar Row is directly in front of you at the end of the street. No.4 is one of a pair of modern semis on your right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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