



**4 Thespian Street,
Aberystwyth SY23 2JW
Guide price £175,000**



A 3 bedroomed 3 storey terraced property in a convenient town location.

Number 4 Thespian Street is within walking distance of all local and national retailers and also situated within close proximity to major employers such as the University, National Library of Wales and Bronglais Hospital. Aberystwyth is a vibrant town and has a good range of both local and national retailers.

The property is well worth a view for anyone looking to invest or live in the town with strong income potential or an ideal opportunity for any first time buyers.

Tenure

Freehold.

Services

All mains services. Superfast broadband.

Viewing

Strictly by appointment only with the sole selling agents; Aled Ellis & co, 16 Terrace rd, Aberystwyth. 01970626160 or sales@aledellis.com

4 Thespian Street provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

Council Tax

Band D.

Front Entrance Door to

Living / Dining Room



With secondary glazed window to fore, double glazed window to rear and under stairs cupboard and door to



Kitchen



With fitted base & eye level units, electric oven with gas hob over, stainless steel sink with mixer tap. Appliance spaces, window to side, tiled flooring and splashbacks. Wall mounted gas central heating combi boiler and door to external rear courtyard.



First Floor Accommodation

Landing

With over-stairs storage area and doors to

Bathroom

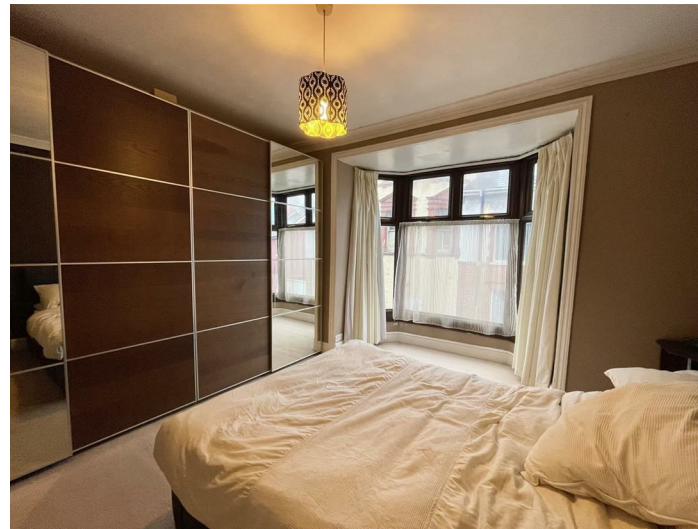


A recently refurbished modern bathroom with corner shower cubicle, wc, wash hand basin set in vanity unit with lit mirror above and large bath tub. Obscured window to rear and tiled flooring.

Bedroom 1



With double glazed bay window to fore, radiator and fitted ikea wardrobes.



Stairs to

Half Landing



With storage cupboard/previously utilised as WC (plumbing still in situ).

Second Floor Accommodation

Bedroom 2



With window to fore and radiator.

Bedroom 3

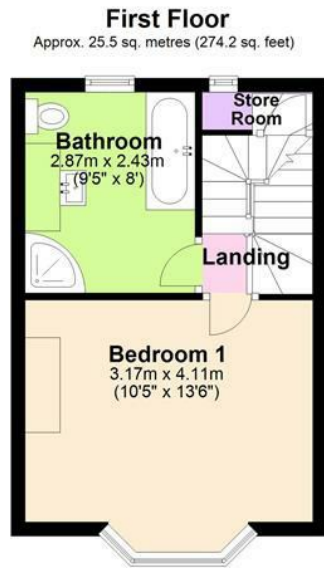


With window to rear.

Externally



With access from the kitchen, a small alley courtyard (space for bins/bikes etc).



Total area: approx. 86.5 sq. metres (931.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

4 Thespian Street, Aberystwyth



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 63 | 86 |
| 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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