



16 Terrace Road
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**18A High Street,
Aberystwyth Ceredigion SY23 1JG
Guide price £190,000**

An unusual town property comprising of a Ground floor garage together with a two bedroomed flat above in need of modernisation.
(EER - 26)

18A High Street, Aberystwyth, Ceredigion, SY23 1JG

For Sale By Private Treaty

An unusual town property comprising of a Ground floor garage together with a two bedroomed flat above in need of modernisation.

18A HIGH ST
ABERYSTWYTH
CEREDIGION
SY23 1JG

The property is located within a short distance of Aberystwyth town centre in a popular residential area which is also within close proximity to the Castle and the Marina.

The property is in need of refurbishment but provides for spacious accommodation. The large roof space has ample headroom to be developed subject to the necessary consents being obtained. There is a small, enclosed yard to the rear of the property.

TENURE

Freehold

SERVICES

Mains services are connected.

Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

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.

COUNCIL TAX

Band B

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace RD, Aberystwyth. 01970 626160 or sales@aledellis.com

18A High St provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

GARAGE/ WORKSHOP

23'5 x 12'8 (7.14m x 3.86m)



with concertina sliding front doors, enamel sink and under stairs storage cupboard. Door to rear and access to

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STOREROOM

12'1 x 9'4 (3.68m x 2.84m)



with quarry tiled floor and single drainer stainless steel sink unit.

FIRST FLOOR ACCOMMODATION

SIDE ENTRANCE DOOR

with stairs leading to first floor accommodation. Doors to

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LIVING ROOM

13'2 x 12'1 (4.01m x 3.68m)



with ladder access to

ATTIC ROOM

17' x 11' approx (5.18m x 3.35m approx)



Undeveloped but with good head room.

BASIC KITCHEN

9'1 x 9'4 (2.77m x 2.84m)



with sink unit and window to side. Door to

BATHROOM

5'8 x 9'4 (1.73m x 2.84m)



comprising old 3-piece suite.

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BEDROOM 1

9'2 x 11'5 (2.79m x 3.48m)



with bay window.

BEDROOM 2

11'6 x 7'5 (3.51m x 2.26m)



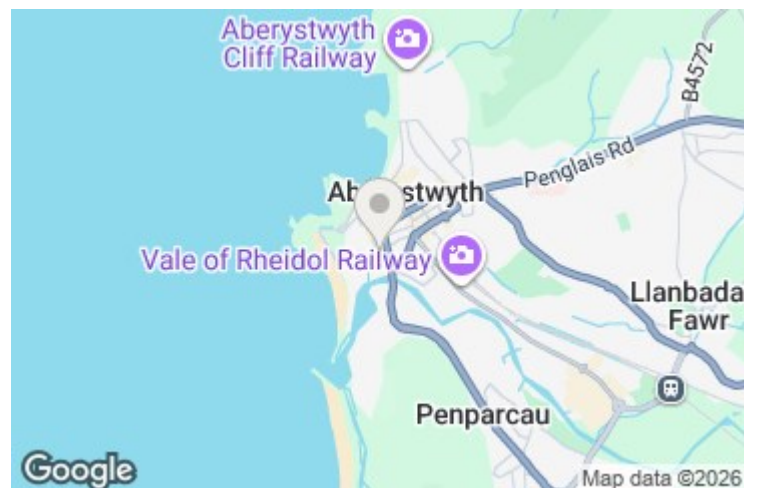
with window to fore.

EXTERNALLY

Rear enclosed yard

DIRECTIONS

(ON Foot) Proceed up to the top of Great Darkgate St (The Main St) before turning left onto Bridge st. Take the first turning right and High St is the next street on your left hand side. 18A will be on your left hand side denoted by a for sale board.



Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.9 sq. feet) (excluding Balcony)



Second Floor

Approx. 17.4 sq. metres (186.9 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

18a High 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			
		26	72
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	