The Coach House 1 Laura Place,
Aberystwyth Ceredigion SY23 2AU
Asking price £225,000

ALED ELLIS

A wonderful opportunity has arisen

to acquire one of the 4 properties following the conversion of 1 Laura Place. An attractive 2 bedroomed apartment with an open plan kitchen/dining/living area which also provides private parking.

The Coach House comprises on the ground floor for 2 double bedrooms, bathroom and en suite. First floor, an open plan kitchen, dining and living area. Externally, private parking.

Laura Place is a sought after residential area being within close proximity to the Old College, St Michael's Church & grounds and Castle. Most of the properties in this immediate locality are listed buildings.
Aberystwyth town centre and the promenade are within a short walking distance of the property.
Each individual unit will have it's own designated parking for one vehicle.
1 Laura Place retains many original features which will be incorporated into this sympathetic conversion.

TENURE

Leasehold.

SERVICES

All mains services are connected.

VIEWING

Strictly by appointment with the selling agents.
Aled Ellis & Co Ltd, 16 Terrace Road,
Aberystwyth, Ceredigion, SY23 1NP.
01970 626 160 or sales@aledellis.com

The Coach House provides for the following accommodation. All rooms dimensions are approximate. All images have been taken by a wide angle lens digital camera.

SERVICE CHARGE

£30 per calendar month which includes building insurance, communal electric.

STEPS TO ENTRANCE DOOR

RECEPTION HALLWAY

Window to side, appliance spaces cupboard and storage cupboard above.
Oak flooring.
Stairs to first floor accommodation and access to

INNER HALLWAY

Oak flooring.

BEDROOM 1

8'8" x 9'11" (2.66m x 3.04m)

Window to side and electric heater.

BATHROOM

8'5" x 5'9" (2.59 x 1.77)

Comprising wc, pedestal wash hand basin, bath with shower over. Marble effect tiled spalshbacks, heated towel rail and LED illuminated mirror.

MASTER BEDROOM

12'8" x 12'9" (maximum dimensions) (3.88m x 3.90 (maximum dimensions))

Window to side and electric heater.
Door to

EN SUITE

4'9" x 10'0" (1.45m x 3.05m)

Comprising wc, pedestal wash hand basin, LED illuminated mirror, shower cubicle.

OPEN PLAN KITCHEN/DINING/LIVING AREA

35'1" x 12'11" (maximum dimensions) (10.71m x 3.96m (maximum dimensions))

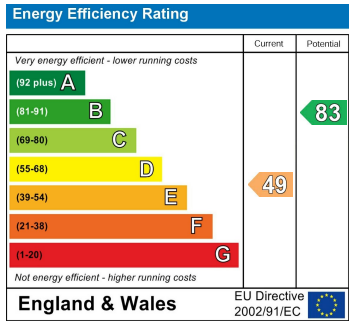
Window to side and rear, exposed beams and oak flooring.

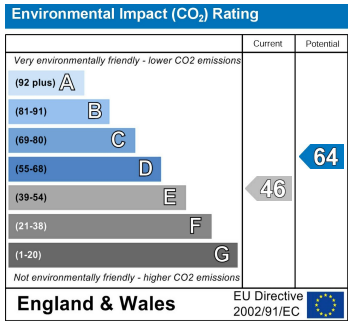
KITCHEN AREA

Comprising modern fitted kitchen with base level units and worktops over. Fitted electric oven with hobs over and extractor fan above. Tiled splashbacks and stainless steal sink with mixer tap.

EXTERNALLY

Private parking.





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