Chamberlains,9 & 9A Bridge Street,
Aberystwyth Ceredigion SY23 1PY
Offers in the region of £220,000

ALED ELLIS

An opportunity has arisen to acquire a freehold investment property in a prominent secondary location just off the town centre

The property comprises of a ground floor lock up shop currently successfully run as a saloon together with a self contained 2 bedroomed maisonette over.

Bridge Street is just off the main shopping area of Great Darkgate Street. The property is also within close proximity to the promenade and the castle.

Aberystwyth is an important Mid Wales market town with many opportunities for employment in the retail sector in addition to the University, National Library of Wales and Bronglais Hospital.

TENURE:
Freehold

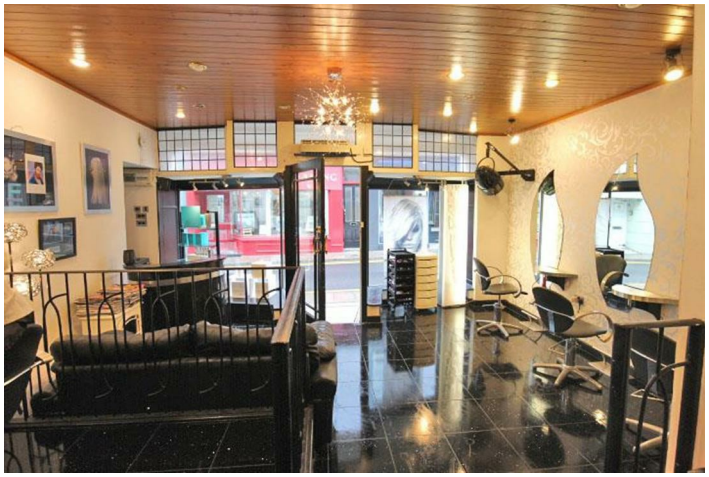
SERVICES:
All mains services

VIEWING:
Strictly by appointment with the Agents, Aled Ellis & Co, 16 Terrace Road, Aberystwyth Ceredigion SY23 1NP (01970) 626160 or sales@aledellis.com

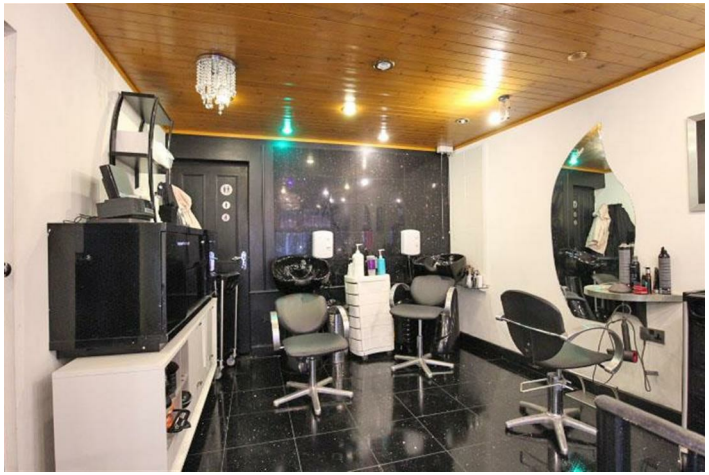
Chamberlains provides for the following accommodation. All room dimensions re approximate. All images have been taken with a wide lens angle digital camera.

GROUND FLOOR

RETAIL SPACE
22'11 x 16'8 (6.99m x 5.08m)



Double display window. Open plan retails space with tiled floor and ceiling lights with door to:-



W.C.
Low level flush w.c, tiled floor.

SIDE ENTRANCE HALLWAY
Door to side, access to basement, stairs to

FIRST FLOOR MAISONETTE

LANDING
Doors to

LOUNGE
16'6 x 14'3 (5.03m x 4.34m)

Two windows to front elevation, wood flooring, double panel radiator.

KITCHEN
11'3 x 10'1 (3.43m x 3.07m)

Range of base and eye level units, stainless steel sink and drainer, stainless steel extraction hood, plumbing for washing machine, tiled floor, window to rear.

SECOND FLOOR LANDING
Doors to

BEDROOM 1
14'9 x 7'5 (4.50m x 2.26m)

Window to front elevation, double panel radiator

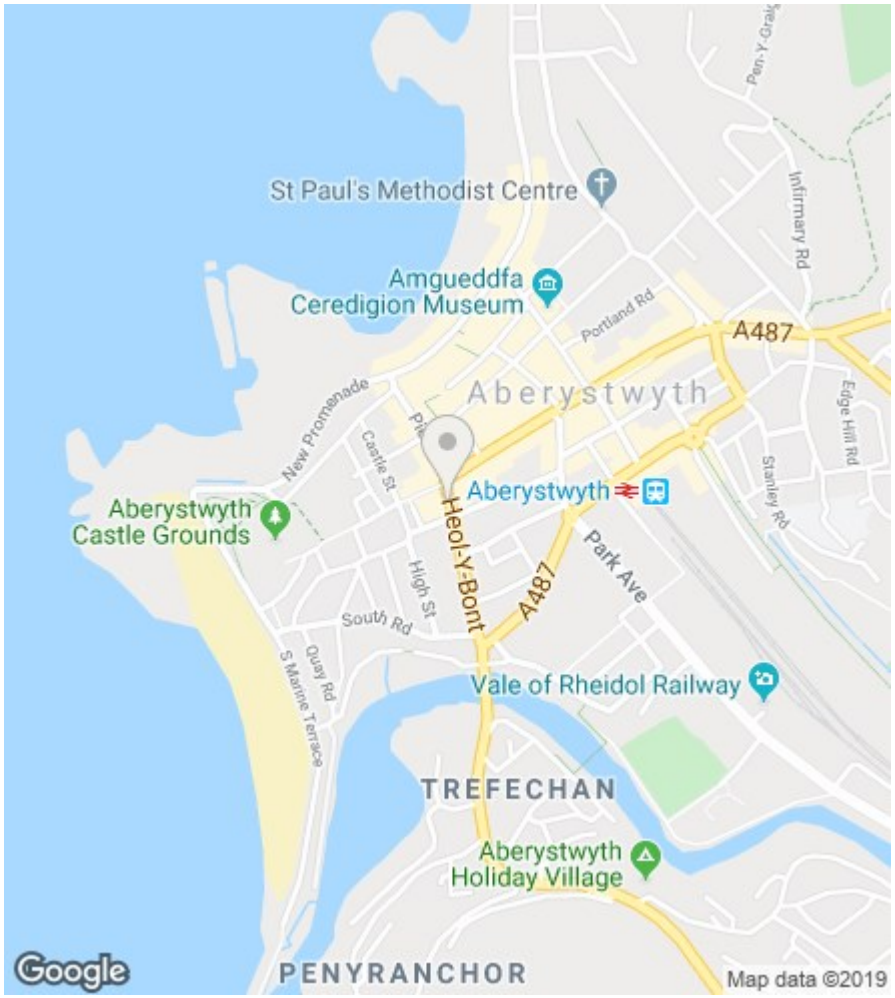
BEDROOM 2
13'6 max x 13'5 max (4.11m max x 4.09m max)

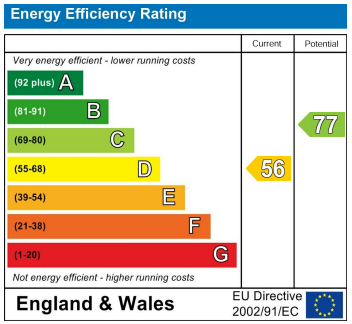
Carpeted floor, window to front elevation, exposed beams.

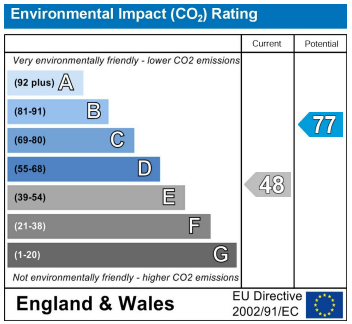
BATHROOM
11'1 x 8'11 (3.38m x 2.72m)
Electric Triton shower in glass enclosure, low level flush wc, window to rear elevation.

EXTERNALLY
Rear yard.

DIRECTIONS
On foot from the office. Turn left and proceed to Owain Glyndwr Square and turn left up to the top of the main street (Great Darkgate Street). Turn left on to Bridge Street and 9/9a is on the right hand side.







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