



**Westminster House 35 Bridge Street,
Aberystwyth Ceredigion SY23 1QB**

Guide price £440,000



A most imposing Grade 2 listed

4 storey double fronted town house, arranged into self contained letting units, whilst still retaining original features

Westminster House is one of the most recognisable properties in Aberystwyth town centre situated on Bridge Street. The property once being the town property of the local gentry 'the Pugh family' of Abermad who was once involved in lead mining in the Cwmystwyth Valley.

This commodious property provides for:- basement, ground, first and second floor flats all of which are commodious which are let on assured short hold tenancies deriving an income of approximately £28,000 per annum.

Aberystwyth is a thriving University and coastal town which has undergone re-development and expansion over recent years.

Westminster House is convenient to all local and national retailers on the High St, on the edge of town department stores and is also convenient to major employers such as the University, National Library of Wales and Bronglais hospital.

Westminster House is also within close proximity to the promenade, the castle and the marina. This is the finest example of a large Aberystwyth town house and is well worthy of inspection.

TENURE:

Freehold

SERVICES:

All services are connected.

EPC

As the property is Grade 2 listed it does not require an epc.

VIEWING:

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

Westminster House provides for the following accommodation. All room dimensions are approximate. All

images have been taken with a wide angle lens digital camera.

ORIGINAL DOUBLE ENTRANCE DOOR

leading to

RECEPTION HALLWAY



with pillared portico and steps to the reception hallway. Tall ceilings, moulded cornice and light rose. An original sweeping staircase to the first and second floors. Leaded glass feature to rear window.

ACCESS TO THE BASEMENT FLAT (35A BRIDGE ST)

is via the side entrance door and through the alley to the rear court yard with steps down to the basement flat. Also door to

GROUND FLOOR FLAT

ENTRANCE DOOR TO

INNER HALLWAY

with door to

LOUNGE

15'3 x 13'1 (4.65m x 3.99m)



with moulded cornice, Adam's style fireplace, 4 radiators, front windows with original window shutters and recess cupboard with shelving.

BEDROOM 1

12'5 x 13'7 (3.78m x 4.14m)



with moulded cornice, radiator, fitted shelved cupboard and window to rear. Door to

EN-SUITE SHOWER ROOM



comprising shower cubicle with Mira shower, wash hand basin set in vanity cupboard, low level flush wc, heated towel rail and fully tiled. Dimplex wall mounted fan heater and obscured window to side.

KITCHEN

10'5 x 13' (3.18m x 3.96m)



comprising fitted base and eye level units, single drainer stainless steel sink unit, 4 ring gas hob, Zanussi oven, radiator, window to rear and door to

DINING ROOM

15' x 18'9 (4.57m x 5.72m)

with moulded cornice, radiators and window to fore with original shutters.

INNER HALLWAY

with radiator, access to LINEN CUPBOARD and door to small court yard. Door to

SMALL PORCH/ CONSERVATORY

with tiled floor and access to court yard.

BEDROOM 2

9'7 x 15'1 (2.92m x 4.60m)



with bedroom furniture (excluding bed), radiator and window to fore.

UTILITY ROOM

5'7 x 8'3 (1.70m x 2.51m)

comprising single drainer sink unit, plumbing for automatic washing machine and one eye level unit.

BATHROOM

8'4 x 5'5 (2.54m x 1.65m)

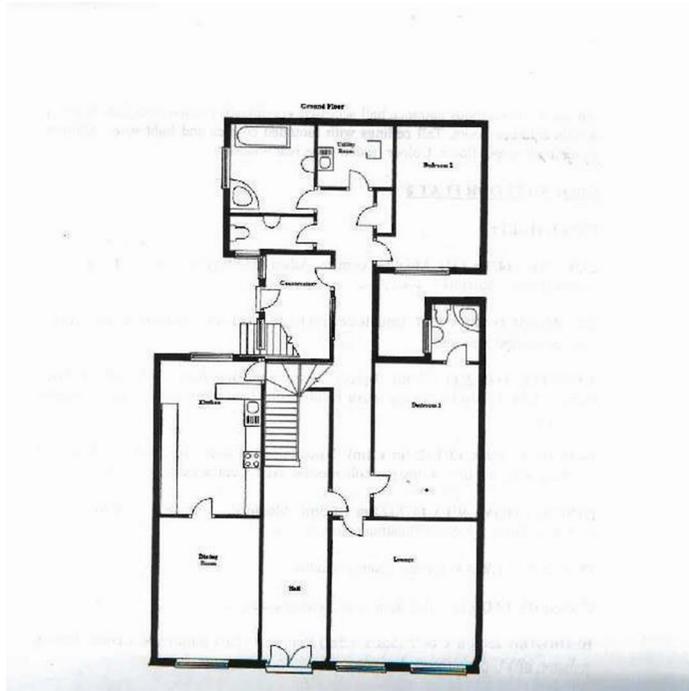


A three piece suite comprising panelled bath, shower cubicle and wash hand basin set in vanity cupboard. Heated towel rail, fully tiled and obscured window to side.

SEPARATE WC

fully tiled with wash hand basin. Fitted cupboard housing the gas central heating combi boiler.

GROUND FLOOR FLOOR PLAN



FIRST FLOOR ACCOMMODATION

FLAT 2

RECEPTION HALLWAY

with radiator and doors to

LOUNGE

14'7 x 13' (4.45m x 3.96m)

with windows to fore, Adam's style fireplace, moulded cornice ceiling, radiators and picture rail.

KITCHEN

9'8 x 13'6 (2.95m x 4.11m)

comprising fitted base and eye level units, single drainer stainless steel sink unit, 4 ring gas hob and oven. Moulded cornice, radiator and wall mounted gas central heating boiler. Window to rear.

BEDROOM 1

13'1 x 13'7 (3.99m x 4.14m)

with feature fireplace, moulded cornice and radiator. Window to rear.

BEDROOM 2

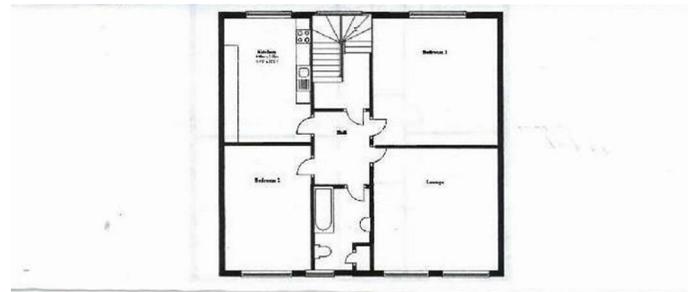
9'8 x 14'6 (2.95m x 4.42m)

with radiator, moulded cornice and feature fireplace. Window to fore.

BATHROOM

comprising panelled bath with shower over, wc and wash hand basin. Airing cupboard with copper hot water cylinder and radiator.

FLAT 2 FLOOR PLAN



SECOND FLOOR ACCOMMODATION

FLAT 3

RECEPTION HALLWAY

with night storage heater and doors to

LOUNGE

13'9 x 14'3 (4.19m x 4.34m)



with 2 windows to fore, real flame effect gas fire set in fireplace, moulded cornice and electric heater.

KITCHEN

9'7 x 13'9 (2.92m x 4.19m)

comprising single drainer stainless steel sink unit, appliance space, base unit and feature fireplace. Night storage heater and window to rear.

BEDROOM 1

13'5 x 14'4 (4.09m x 4.37m)



with window to rear, electric room heater, feature fireplace and fitted wardrobe.

BEDROOM 2

9'6 x 14'4 (2.90m x 4.37m)



with window to fore and feature fireplace.

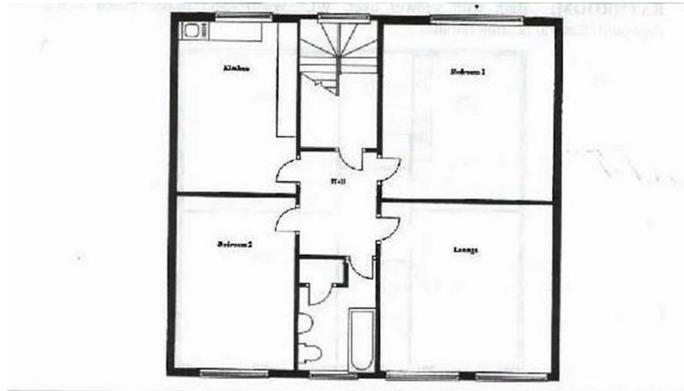
BATHROOM

7'8 x 9'4 (2.34m x 2.84m)



comprising panelled bath, wc and wash hand basin. Airing cupboard with copper hot water cylinder and night storage heater.

FLAT 3 FLOOR PLAN



BASEMENT FLAT (known as 35A Bridge Street)

ACCESS

Via the side alley-way which leads to the court yard with steps down to the flat.

ENTRANCE DOOR TO

RECEPTION HALLWAY

with quarry tiled floor, night storage heater and storage cupboard. Doors to

KITCHEN

13'2 x 8'7 (4.01m x 2.62m)

comprising single drainer stainless steel sink, plumbing for automatic washing machine, worktop, base unit and gas cooker. Airing cupboard, quarry tiled floor and window to rear.

BEDROOM 1

12'4 x 13'3 (3.76m x 4.04m)

with night storage heater and window to rear.

LOUNGE

13'7 x 16'4 max dimensions (4.14m x 4.98m max dimensions)

with window to fore, quarry tiled floor and night storage heater. Recess cupboard.

BATHROOM

A 3 piece suite comprising pedestal wash hand basin, low level flush wc and panelled bath with shower over. Night storage heater.

STORE ROOM

9' x 8' approximate (2.74m x 2.44m approximate)

– walk in storage.

BASEMENT FLAT FLOOR PLAN



EXTERNALLY

Side communal ally way with lockable door.

COURT YARD

A most pleasant enclosed rear court yard with door leading to

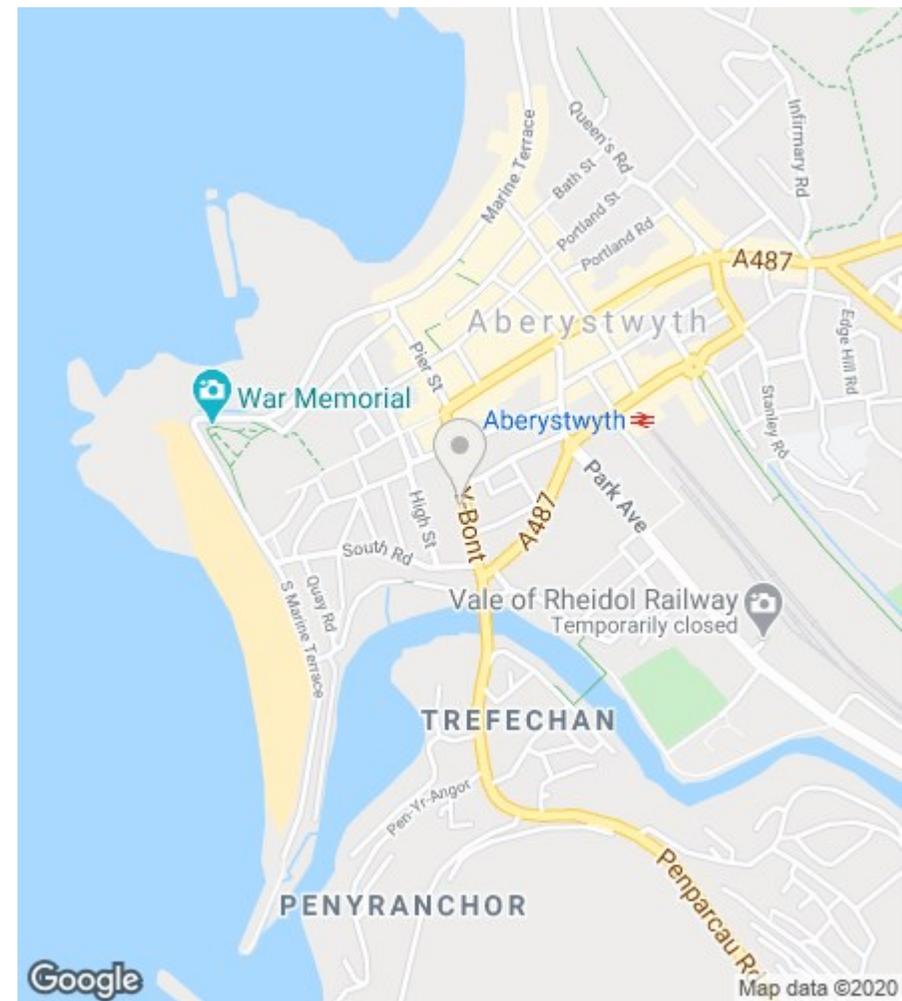
STORAGE AREA

and outside WC.

DIRECTIONS

From the office proceed on foot to the top of Great Darkgate St, turn left onto to Bridge ST leading down to Trefechan Bridge. Westminster House will be on your right hand side denoted by a for sale board.





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			
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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