



**Preswylfa, 21 Custom House Street,
Aberystwyth Ceredigion SY23 1JR**

Guide price £350,000



A well located investment property comprising of a basement 1 bedroomed flat with enclosed garden, a ground floor self contained 1 bedroomed flat with a modernised 3 bedroomed maisonette above.

Custom House Street is situated within close proximity to the Castle, Marina and South Beach and is but a short distance of Aberystwyth town centre. The town has a good mix of both local and national retailers on the high street and edge of town department stores. These retailers provide for employment opportunities as do the University, National Library and the tourist industry.

The maisonette has recently been modernised as highlighted in the photographs and is currently vacant. The spacious ground floor flat and basement flat are let under an assured shorthold tenancies.

Tenure

Freehold

Services

Mains electricity, water and drainage are connected.

Council Tax Bands

Basement Flat -

Ground Floor Flat -

Maisonette -

Current Rental Income

Basement Flat with enclosed garden - £450 pcm.

Ground Floor Flat - £600 pcm.

Maisonette - currently vacant.

Viewing

Strictly by appointment with the Sole Selling Agent - Aled Ellis, 16 Terrace Road, Aberystwyth SY23 1NP, allowing 48 hrs notice to inform the tenants.

The property provides for the following well presented accommodation;

Ground Floor

Front entrance door to

Reception Hallway

Fire Alarm Control Panel; stairs to maisonette and door to;

Ground Floor Self Contained Flat

Door to hallway with Airing Cupboard and door to;

Living Room

12'1 x 11'5 (3.68m x 3.48m)

Bay window, night storage heater.

Bathroom

6'6 x 5'3 (1.98m x 1.60m)

Panelled bath with Triton shower and screen, WC, and washbasin. Fan heater extractor fan.

Kitchen

6'4 x 8' (1.93m x 2.44m)

Single drainer sink unit with mixer tap. Base units incorporating a Belling 4 Ring Hob and Lamona Electric Cooker. Eye level units. Stainless Steel Extractor Fan, spalshbacks, plumbing for automatic washing machine. Window to rear.

Bedroom

8'7 x 12'7 (2.62m x 3.84m)

Window to side, night storage heater.

Basement Flat

Self contained basement flat with the only access to the rear enclosed garden.

Living Area

Kitchen

Bedroom

First floor accommodation

Half landing leading to

9'9 x 8' (2.97m x 2.44m)

Modern Showeroom

Large shower cubicle with TRITON shower, washbasin with mixer taps, low level flush WC, extractor fan, heated towel rail, obscured window to side.

Utility Area

Comprising of worktop and plumbing for automatic washing machine.

Landing

Night storage heater, stairs to 2nd floor doors to

Modern Kitchen/Living room

26'7 x 11'2 (maximum) (8.10m x 3.40m

(maximum))

Comprising

Living Room

12'8 x 9'1 (3.86m x 2.77m)

Attractive Victorian cast iron fireplace, bay window

Kitchen Area

13'4 x 11'2 (4.06m x 3.40m)

Recently fitted units comprising of single drainer

stainless steel sink unit with MT range of base units with built in electric cooker with 4 ring hob over breakfast bar. Appliance spaces worktops and splashbacks. Pantry style storage unit stainless steel extractor fan and window to rear. Electric heater

Bedroom 1

7'1 x 11'4 (2.16m x 3.45m)

Electric heater and window to fore.

Second Floor

Landing with airing cupboard and doors to

Bedroom 2

10'2 x 10'9 (3.10m x 3.28m)

Velux window, electric heater, part sloping headroom.

Bedroom 3

9'5 x 12'9 (2.87m x 3.89m)

Window to fore, electric heater

Bathroom

9'3 x 6'9 (2.82m x 2.06m)

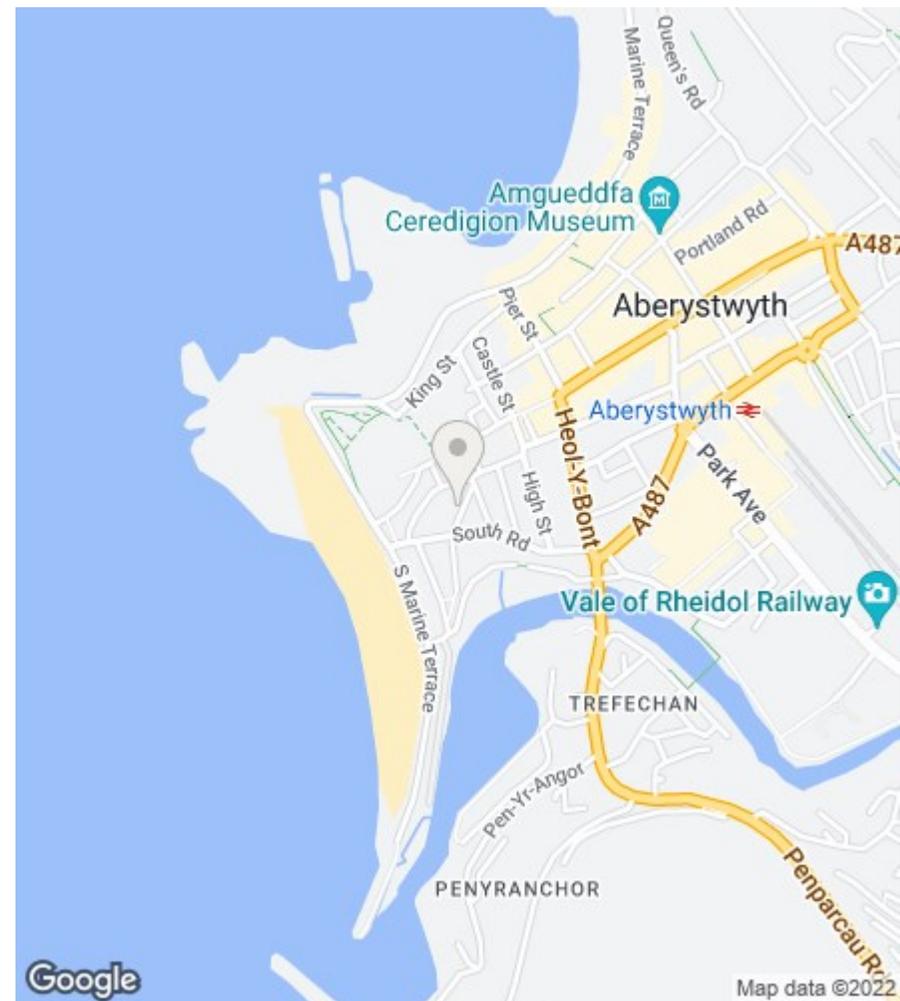
Comprising of a Bath with TRITON shower overhead screen, WC, washbasin with mixer tap. Shower point, extractor fan, fully tiled walls, velux window.

Directions

From the office proceed along mill street to Trefechan bridge. Turn right on Bridge Street and immediately left on South Road and the property is on the right hand side opposite the Castle Hotel.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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