



16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com



**36a Queen Street,
Aberystwyth Ceredigion SY23 1PU
Guide price £215,000**

A great investment opportunity just off the town centre, a terraced 3 bedroomed 3 story property with integral garage and small rear courtyard.

36a Queen Street, Aberystwyth, Ceredigion, SY23 1PU

For Sale by Private Treaty

A great investment opportunity just off the town centre, a terraced 3 bed roomed 3 story property with integral garage and small rear courtyard.

36a has been under the same ownership since 1956 and is in need of refurbishment but has superb potential! Seldom do properties on Queen Street provide off street parking/a garage. A prime opportunity for an investor/trades person as a do'er upper and also a very good spot for the rental market.

The property is within walking distance of all amenities on offer in this popular university and coastal town. It is also convenient to some major employers such as the Bronglais Hospital.

Tenure

Freehold

Council Tax

Band C

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

Viewing

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

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.

Land Transaction Tax

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

36a Queen Street provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

Front Entrance Door into

Reception Hallway



With stairs to first floor accommodation, night storage heater and door through to workshop/garage.

First Floor Accommodation

Landing

With stairs to second floor accommodation, under stairs storage room and doors through to

Front Lounge



A spacious living area with single glazed window, night storage heater and fireplace with wooden mantle surround and tiled backing. This room could also be utilised as a first floor bedroom.

36a Queen Street, Aberystwyth, Ceredigion, SY23 1PU

Living Room



A more cosy living area also through room into

Kitchen Diner



Comprising a kitchen with a range of units, appliances spaces, single drainer sink and cooker point with extractor fan. Night storage heater, single glazed windows to the side and UPVC double glazed V shaped windows to the rear.



Second Floor Accommodation

Half Landing

Bedroom 3



A comfortable sized bedroom with UPVC V shaped window, night storage heater and internal window feature to bedroom 2.

36a Queen Street, Aberystwyth, Ceredigion, SY23 1PU

Bathroom



Comprising enamel bath, WC, wash hand basin and obscured UPVC double glazed windows to the side.

Main Bedroom 1



A commodious bedroom with double fronted single glazed sash windows and night storage heater.

From Half Landing

Stairs up to

Bedroom 2



With sunlight velux window, airing cupboard and internal feature window.

Ground Floor

Workshop/Storage Room



With shelving units and single glazed window to rear. Internal door through to

Garage



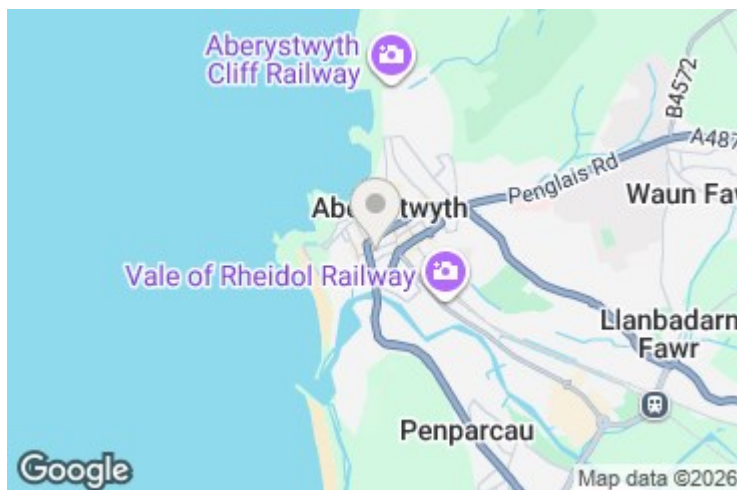
Tandem garage with a metal roller door, single-glazed rear window, and door opening onto the rear courtyard.

Externally

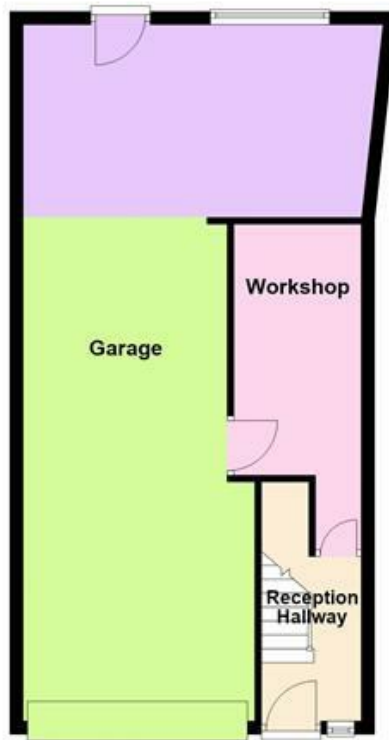
There is a small courtyard with an outside WC.

Directions

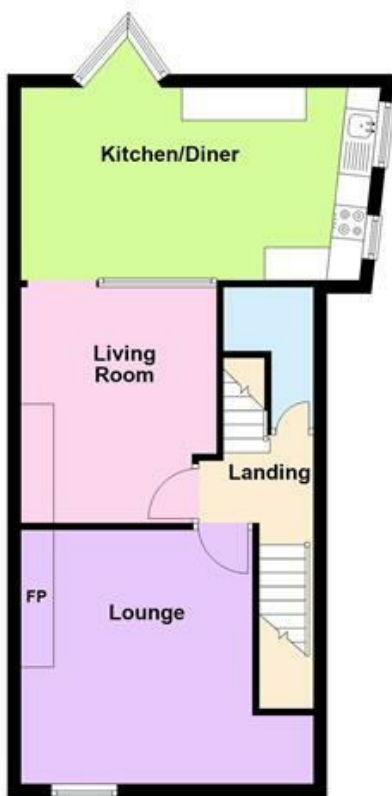
On foot from the office, turn right immediately onto Cambrian Place up to Chalybeate Street and Queen Street is ahead of you on the corner of the Cocktail Bar and No.36a is on your left hand side at the top of the street.



Ground Floor



First Floor



Second Floor



Total area: approx. 159.6 sq. metres (1718.0 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.

36A Queen 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		
England & Wales		

80

40

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