



5 William Street,  
Aberystwyth SY23 1QF  
Guide price £195,000



A terraced 4 bedroomed property with rear courtyard in the heart of Aberystwyth town.

In a very well situated and some may say sought after town location. The street having a mixture of investment/student let and residential/family homes. 5 William Street provides for the following laid out accommodation, on the ground floor: a living room, dining room, sunroom, kitchen and utility. On the first floor, bathroom and three bedrooms. On the second floor an attic bedroom. Externally there is a rear patio courtyard access via the sunroom.

The property is convenient to all amenities and also to major employers such as the University, national library of Wales and Bronglais hospital. The town has a good range of social and leisure facilities to cater for the large local and student population. Tourist attractions include the Vale of Rheidol railway, constitution hill, Castle and the popular promenade.

### TENURE

Freehold.

### SERVICES

All mains services connected. Gas fired central heating with Combi Boiler. Double glazed throughout.

### COUNCIL TAX

Band D.

### VIEWING

### Front Entrance Door

Into

### Reception Hallway

With stairs to first floor accommodation and doors to

### Living Room

10'9" x 9'6" (3.3 x 2.9)



With recently fitted vinyl flooring and window to fore.

### Dining Room

10'5" x 9'2" (3.2 x 2.8)



With window to rear and double doors to

### Sunroom

8'10" x 7'1" (2.7 x 2.17)



With door to rear patio garden, stable door through to

## Kitchen

10'2" x 6'6" (3.1 x 2.0)



Comprising fitted kitchen with a range of base and eye level units, stainless steel sink, window to sunroom and opening to

## Utility



With base level units, window to side and Gas Central heating boiler.

## First Floor Accommodation

### Half Landing

Staircase to second floor accommodation, and doors to

## Bedroom 1

10'9" x 8'2" (3.3 x 2.5)



With window to fore.

## Bedroom 2

8'6" x 9'2" (2.6 x 2.8)



With window to rear.

### Bedroom 3

7'6" x 6'2" (2.3 x 1.9)



With window to fore.

### Second Floor Accommodation

#### Bedroom 4/Attic Room

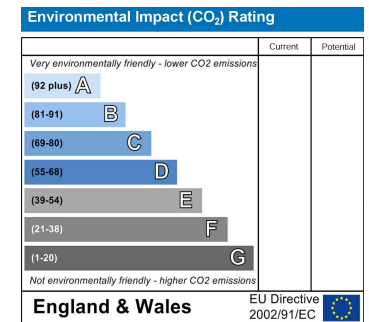
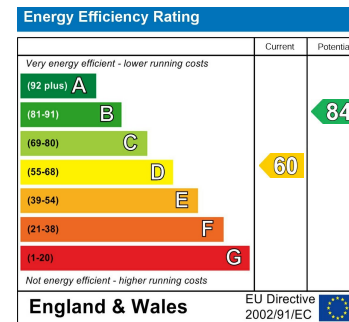
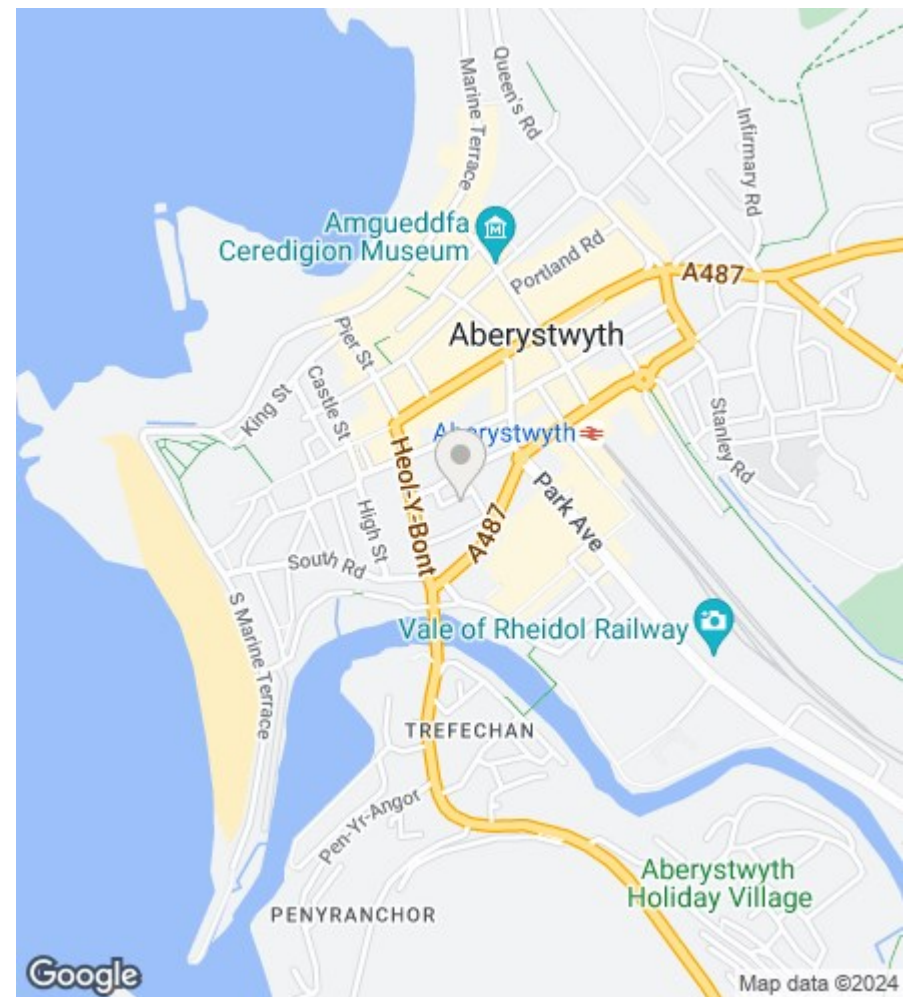


With dormer window to fore.

### Externally



To the rear is a patio garden with store shed.



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