



**54 Great Darkgate Street,  
Aberystwyth SY23 1DW**  
**Guide price £245,000**



## For Sale by Private Treaty

A beautifully presented, recently refurbished 3 bedroomed end of terrace town house within short walking distance of the sea.

The property is well situated on the upper reaches of Great Darkgate Street within close proximity to the Castle, Park, Old College and the promenade. Aberystwyth town centre is nearby, the town having a good range of both local and national retailers. There is a pleasant outlook from the house which prospective purchasers will appreciate during their inspection.

The property has been superbly renovated and is a prime opportunity for a family wanting to live centrally, invest or as an Airbnb. Please note that the property has no garden/yard but does have access to the rear.

## TENURE

Freehold.

## SERVICES

Mains electricity, water, gas and drainage are connected.

## COUNCIL TAX

Band D

## VIEWING

Strictly by appointment only with the sole selling agents, Aled Ellis & Co, 16 Terrace Road, Aberystwyth. (01970) 626160 or sales@aledellis.com 54 Great Darkgate Street providers for the following accommodation.

All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

## 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.

## GROUND FLOOR FRONT ENTRANCE DOOR TO

## RECEPTION HALLWAY



With radiator, stairs to 1st floor accommodation. Under stairs storage cupboard and door to rear. Telephone point. Doors through to

## LIVING ROOM

11'8 x 11'5 (3.56m x 3.48m )



With window to fore and side, herringbone style flooring, alcove storage cupboards and log burner on slate hearth with wooden beam above.



## OPEN PLAN KITCHEN DINING

## DINING AREA

11'1 x 9'3 (3.38m x 2.82m)



With window to side and radiator

## KITCHEN

6'2 x 8'7 (1.88m x 2.62m)



Comprising of a gorgeous shaker style kitchen with fitted

dishwasher, sink with mixer tap, fridge freezer, oven and electric hob over. Extractor fan hood, window to side and breakfast bar area.



## FROM THE HALLWAY

Access to

## COVERED UTILITY AREA

6'7 x 4'6 (2.01m x 1.37m)

with appliances.

## DOWNSTAIRS WC

## FIRST FLOOR ACCOMMODATION

## LANDING



with access to laddered roof space, boarded walkway and doors to

## BEDROOM 1

8'2 x 6'5 (2.49m x 1.96m)



With window to fore and radiator.

### BEDROOM 2

10'1 x 13'4 (3.07m x 4.06m )



With bay window to fore, window to side and radiator.



### BEDROOM 3

8'8 x 11'5 (2.64m x 3.48m )



With window to side, airing cupboard and radiator.



### SHOWER ROOM

9'8 x 5'9 (2.95m x 1.75m )



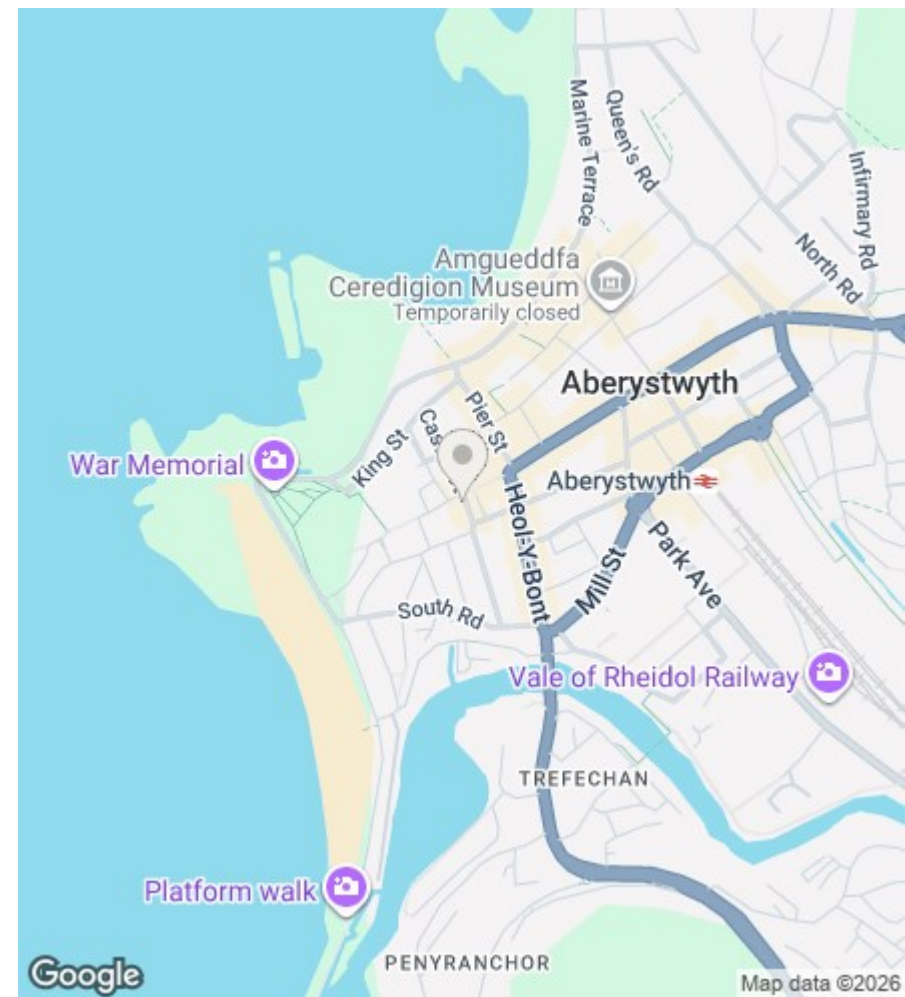
Comprising WC, wash handbasin, large walk in shower cubicle with marble effect tiled surround. Heated towel rail, extractor fan and window to side.



**DIRECTIONS**

On foot from the office proceed left and almost immediate left onto the Main Street, (Great Darkgate Street) proceed past the clock tower, the Academy and Market hall and the property is on your left hand side, denoted by a for sale board.





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

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

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