



**30 Heol Y Wig / Pier Street,
Aberystwyth Ceredigion SY23 2LN**
Guide price £585,000



For Sale By Private Treaty

30 HEOL Y WIG / 30 PIER STREET
ABERYSTWYTH
CEREDIGION
SY23 2LN

Wedi'i leoli ger Yr Hen Goleg a'r Promenâd, eiddo tref cyfnod Sioraidd Gradd 2 gyda maes parcio defnyddiol yn y cefn.

Rydym yn falch o fod wedi derbyn cyfarwyddiadau i werthu'r eiddo yma sy mewn lleoliad canolog o fewn 50m i'r prom, y traethau ac adeiladau'r Hen Goleg.

Yn hanesyddol bu'r eiddo yn Lys Sirol a'r MAFF. Yn y blynyddoedd diwethaf mae'r llawr gwaelod wedi cael ei ddefnyddio fel swyddfa pensaernïol hunangynhwysol sy'n cynhyrchu incwm o £20,000 y flwyddyn.

Mae'r llety wedi cadw sawl elfen o nodweddion sioraidd yr adeilad (gweler cynllun llawr) ond mae'r perchnogion wedi creu stafelloedd deniadol, modern a chwaethus. Mae'n cynnwys fflat ar y llawr cyntaf a'r ail ynghyd â fflat arall ar y trydydd llawr. Yn y cefn, mae gofod parcio ar gyfer hyd at 6 cerbyd ynghyd â gardd fechan ar steil cwrt.

Aberystwyth yw'r dref fwyaf yng Ngheredigion gyda dewis da o fanwerthwyr lleol a chenedlaethol. Mae 30 Heol y Wig wedi'i leoli'n agos at adnewyddiad Hen Goleg, y Pier a'r Promenâd. Well situated near to the Old College and Promenade, a substantial Georgian Grade 2 listed town property with useful car park to the rear.

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We are pleased to have received instructions to offer for sale this well positioned town property within 50m to the promenade, Beaches and Old College.

Historically the property was the offices of the County Court and MAFF but in recent years the Ground floor has been utilised as self-contained Architects office producing an income of £20,000pa.

TENURE

Freehold. Ground floor let for a term of 4 years at a rent of £20,000 p/a.

SERVICES

Mains services are connected. Gas fired central heating. The private accommodation and offices have separate utilities. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

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.

VIEWING

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

30 Pier Street retains original features and provides for the following double fronted accommodation.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

(shared) with tiled floor, stairs to first floor accommodation, doors to rear and access to

UTILITY ROOM

15' x 5'10 (4.57m x 1.78m)

comprising stainless steel sink unit, work top and plumbing for automatic washing machine.

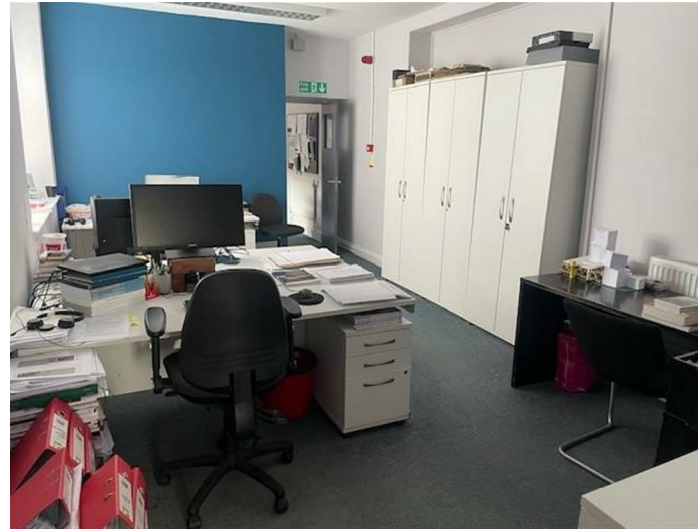
ARCHITECTS OFFICE

CONFERENCE ROOM

14'6 x 12'10 (4.42m x 3.91m)

with window to fore, period fireplace, alcove cupboards and radiators. Access to

VAULT ROOM



CELLAR

Divided into 3 rooms.

ROOM 1

10'9 x 11'5 (3.28m x 3.48m)

housing the gas central heating boiler (for the offices).

ROOM 2

9' x 8'6 (2.74m x 2.59m)

ROOM 3

12'6 x 9'6 (3.81m x 2.90m)

STORE ROOM

8'6 x 6' (2.59m x 1.83m)

with under stairs storage cupboard.

PRIVATE ACCOMMODATION

Well presented throughout and multi-purpose. Well worthy of inspection.

FIRST FLOOR ACCOMMODATION

LANDING

with stairs to second floor accommodation, storeroom, large walk in airing cupboard, WC and wash handbasin and doors to

SPACIOUS OPEN PLAN LIVING, KITCHEN AND DINING AREA



FRONT OFFICE

14'2 x 16'2 (4.32m x 4.93m)

with window to fore and radiator.

INNER HALLWAY

with access to Cellar.

OFFICE 2

11'3 x 20' (3.43m x 6.10m)

(to the rear) with window to side and radiator.

POINT ROOM

8'8 x 10'5 (2.64m x 3.18m)

with radiator and door to rear courtyard. Doors to

TOILET FACILITIES

WC and wash hand basin.

KITCHEN

8' x 9'2 (2.44m x 2.79m)

comprising single drainer stainless steel sink unit, fitted base and eye level units with worktops over.

LIVING AREA

12'10 x 24' approx (3.91m x 7.32m approx)



with period windows with original shutters to fore. Radiator, real flame effect gas fire and exposed wooden floor.

KITCHEN/ DINING ROOM

20' x 12' (6.10m x 3.66m)



Well fitted Rational kitchen with comprehensive range of base and eye level units with Dekton worktops and splash backs. Integral Miele electric cooker, fridge freezer and dish washer. Breakfast bar, 2 recess storage cupboards, radiators and underfloor heating. Original period window to fore.

BEDROOM 1/ STUDY

13' x 10'6 (3.96m x 3.20m)

with window to side and radiator. Access to

LIBRARY

7' x 6'6 (2.13m x 1.98m)

SECOND FLOOR ACCOMMODATION

HALF LANDING

with radiator and door to

MASTER BEDROOM 2

10'3 x 12'6 (3.12m x 3.81m)



with radiator and windows to side. Door to

ENSUITE (on 2 levels)



comprising wash hand basin, low level flush wc and steps to

DRESSING AREA (on 2 levels)

8' x 8' (2.44m x 2.44m)

comprising shower cubicle, fitted wardrobes, tiled floor and heated towel rail.

INNER HALLWAY

with access to

BEDROOM 3/ LIVING ROOM

13' x 10'9 (3.96m x 3.28m)



with feature fireplace with recess cupboards to each side. Radiator and access to

KITCHEN

10'6 x 6'6 (3.20m x 1.98m)



comprising base and eye level units, single bowl stainless steel sink unit and feature fireplace.

BEDROOM 4

12'6" x 11'2" (3.81m x 3.40m)



with recess cupboard and shelving. Radiator and window.

BEDROOM 5

13'9" x 8'9" (4.19m x 2.67m)



with bedroom furniture, radiator and window.

BATHROOM

7' x 14'1" max (2.13m x 4.29m max)



comprising bath with shower over and screen. WC and wash hand basin. Radiator and heated towel rail.

THIRD FLOOR ACCOMMODATION

STUDIO

11' x 21' (3.35m x 6.40m)



A spacious multi purposes/ teenage room.
Window to rear.

EXTERNALLY

Vehicle hard standing for 6 (4 for offices/ 2 for living accommodation). A delightful court yard style walled garden with raised beds and garden sheds.

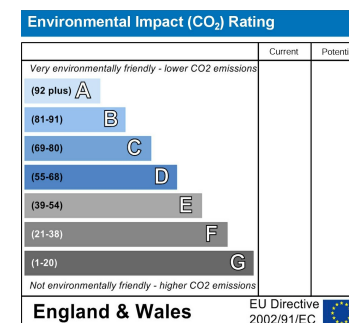
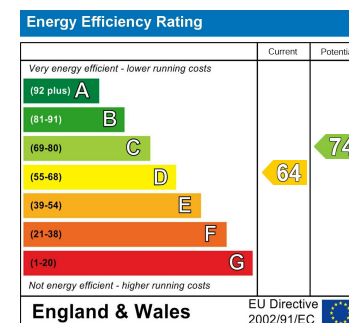
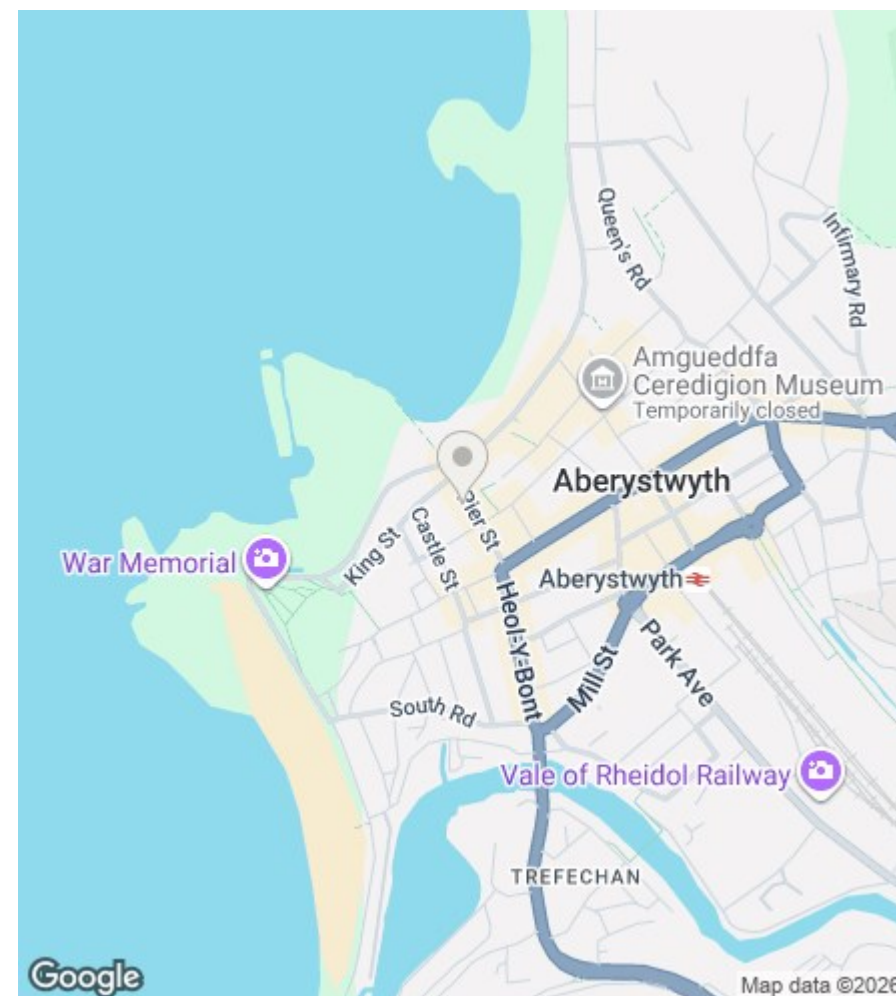


DIRECTIONS

WHAT3WORDS – chairs.lyrics.shorten

From the office (on foot), turn left and immediately left onto Great Darkgate street. On the top of town

(near the clock tower) turn right to Pier Street and No 30 is one of the last properties on the left-hand side.



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