

33 Portland Road,
Aberystwyth Ceredigion SY23 2NL
No onward chain £210,000

ALED ELLIS

For Sale by Private Treaty

Well located in the centre of town a traditional terraced 3 bedroomed house with parking to the rear.

33 PORTLAND ROAD
ABERYSTWYTH
CEREDIGION
SY23 2NL

Portland Road is located within level walking distance of the town centre. All the major employers are also nearby to include the University, National Library of Wales and Bronglais Hospital.

33 Portland Road is well presented throughout and benefits from gas fired central heating and is double glazed. The accommodation comprises of Living Room and Kitchen/ Dining Area on the Ground Floor with one Double Bedrooms, two Single Bedrooms and Bathroom on the first floor. Externally there is a vehicular hardstanding and small patio area to the rear.

TENURE
Freehold

COUNCIL TAX
Band C

SERVICES
All mains services are connected.

VIEWING
Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd. 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.

33 Portland Road provides for the following accommodation. All dimensions are approximate. All images have been taken with a wide-angle lens digital camera.

GROUND FLOOR
Front entrance door to

RECEPTION HALLWAY
Stairs to first floor accommodation. Door to

LIVING ROOM
12'5 x 11'9 (3.78m x 3.58m)



Wall mounted real flame effect fire. Cupboard to side housing the IDEAL gas fired central heating boiler. Cupboard housing the gas meter. Radiator and window to fore. Door to

MODERN KITCHEN/ DINING ROOM
7'9 x 16'9 (2.36m x 5.11m)
Modern units comprising 1 ½ bowl stainless steel sink unit with mixer tap. Base units with fitted electric cooker with 4 ring gas job over. Appliance spaces and worktops over. Eye level units with stainless steel splashbacks and extractor hood. Tiled floor. Understairs storage cupboard. Radiator. Exposed brick wall feature. Door and window to rear.





FIRST FLOOR ACCOMODATION

LANDING

Access to roofspace. Doors to

BEDROOM 1

17'1 x 9'1 max (5.21m x 2.77m max)

Fitted cupboard, radiator and window to fore.





BEDROOM 2

7'8 x 7'9 (2.34m x 2.36m)



Window to rear and radiator.

BEDROOM 3

8'7 x 5'8 (2.62m x 1.73m)



Window to rear and radiator.

BATHROOM
5'5 x 5'4 (1.65m x 1.63m)



Bath with mixer tap and screen. WC and washbasin set in bathroom furniture. Splashbacks and extractor fan.

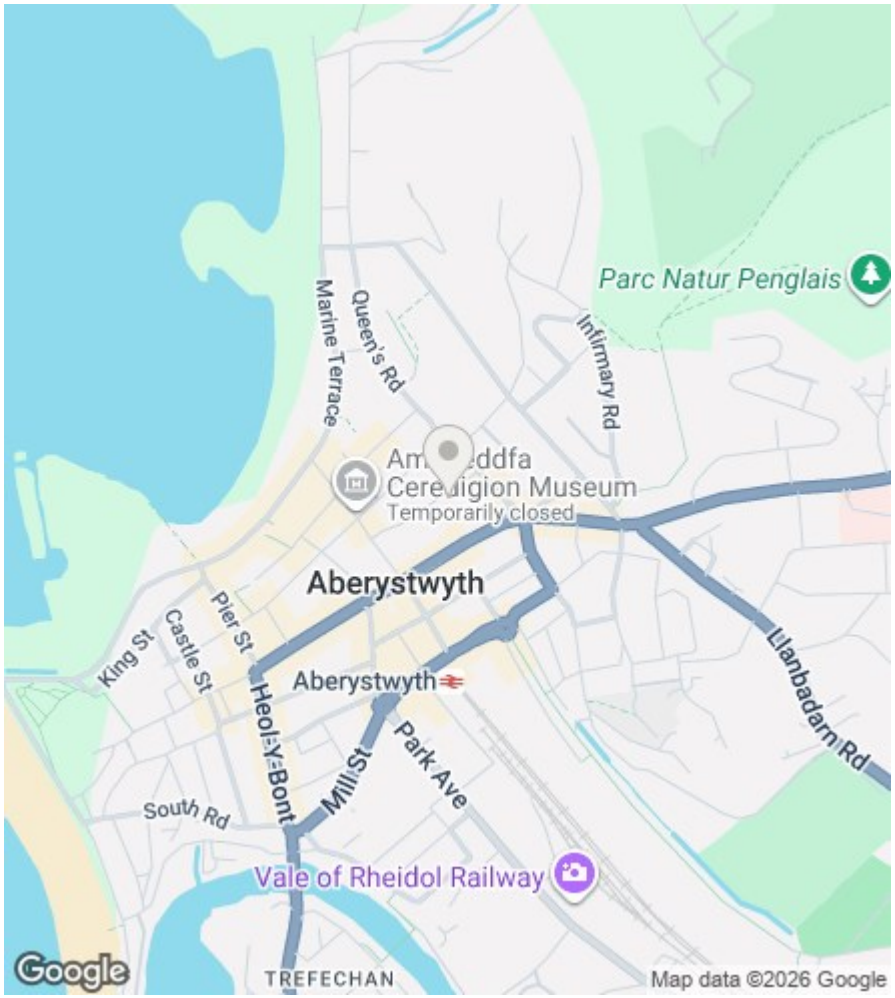
EXTERNALLY
Vehicular hardstanding, small patio area and outside WC.

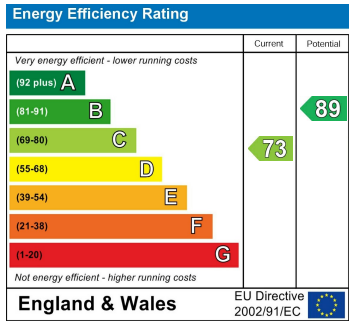


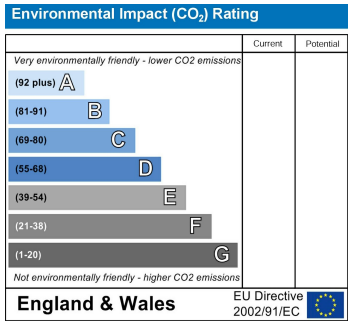


DIRECTIONS
(What3Words///airbrush.grand.accented)

From the office (on foot) proceed right down terrace road towards the promenade. Turn second right and proceed down Portland Road. The property is on your right-hand side.







16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
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