



FOR SALE BY PRIVATE TREATY

**Town centre, rear views over Harbour, 5 bedroom student let property with HMO certification M0224/526198, 4 storey with rear access. Full gas central heating. uPVC double-glazing. Gross rental £18,200 pa**

**6 SOUTH ROAD  
ABERYSTWYTH SY23 1JF**



Popular convenient residential street with rear aspect over the Harbour & Marina. The property is currently let up to June 2019. Owner occupier potential for academic year 2019.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS  
Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)

(01970) 617179

Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)

## **6 South Road, Aberystwyth, SY23 1JF**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Door to rear balcony

#### **FRONT ROOM 1**

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

Front window. Central heating radiator

#### **REAR ROOM 2**

**8' 3" x 10' (2.51m x 3.05m)**

Rear window. Central heating radiator

### **CELLAR/BASEMENT**

#### **KITCHEN/DINER/LIVING ROOM**

**12' 3" x 21' (3.73m x 6.4m)**

Range of kitchen units.



#### **BATHROOM**

**5' 6" x 8' 6" (1.68m x 2.59m)**

Bath: Low flush WC: Pedestal wash hand basin.

## **FIRST FLOOR**

### **LANDING**

### **FRONT ROOM 3**

**13' x 11' 2" (3.96m x 3.4m)**

Bay window. Central heating radiator



### **BATHROOM**

Bath: Low flush WC: Pedestal wash hand basin.

Wall mounted central heating boiler.



## **SECOND FLOOR**

### **REAR ROOM 4**

**8' 4" x 10' 2" (2.54m x 3.1m)**

Rear window. Central heating radiator

### **FRONT ROOM 5**

**13' x 11' (3.96m x 3.35m)**

Front window. Central heating radiator

## **OUTSIDE**

Balcony off ground floor. Rear store. Rear access



### **SERVICES.**

Mains electric, water, drainage & gas. Full gas central heating

### **COUNCIL TAX**

Band 'D'

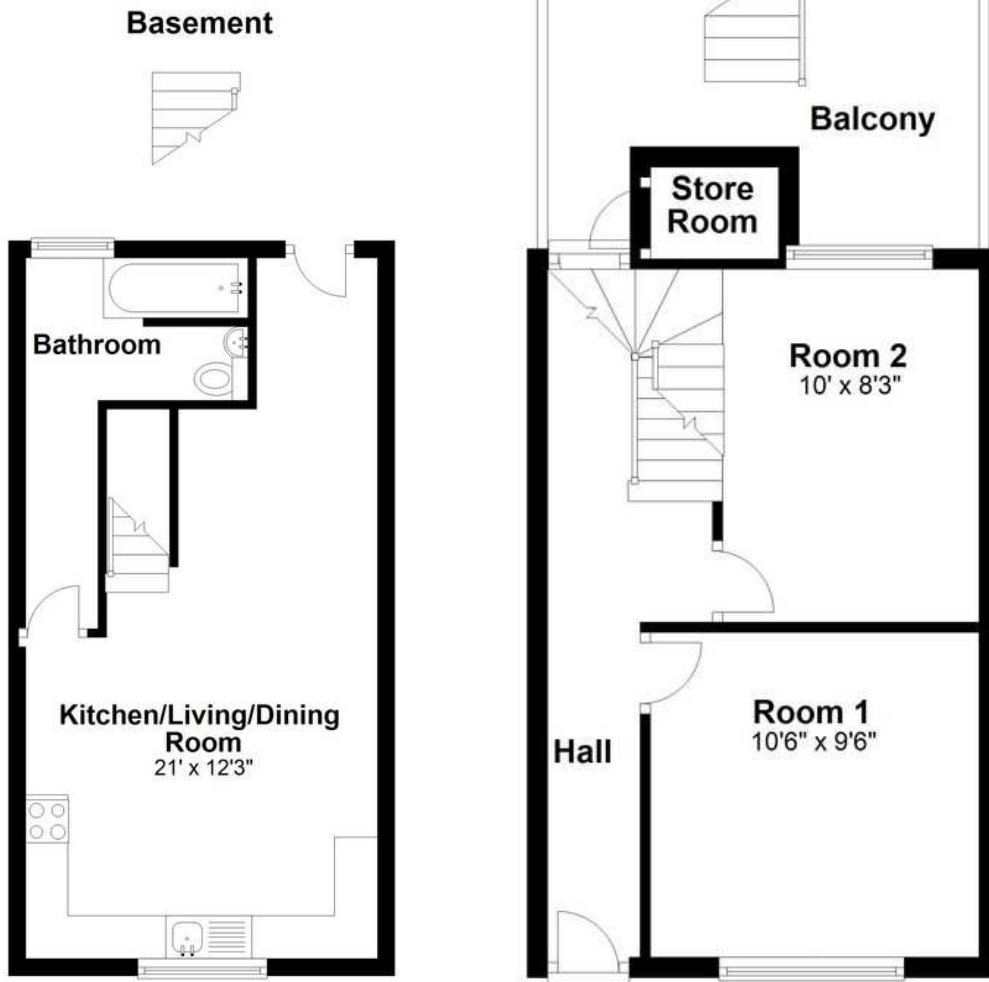
### **VIEWINGS**

Through agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179

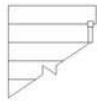
### **PRICE**

**£179,000**

# Ground Floor



**Basement**



**Bathroom**

**Kitchen/Living/Dining Room**  
21' x 12'3"

**Balcony**

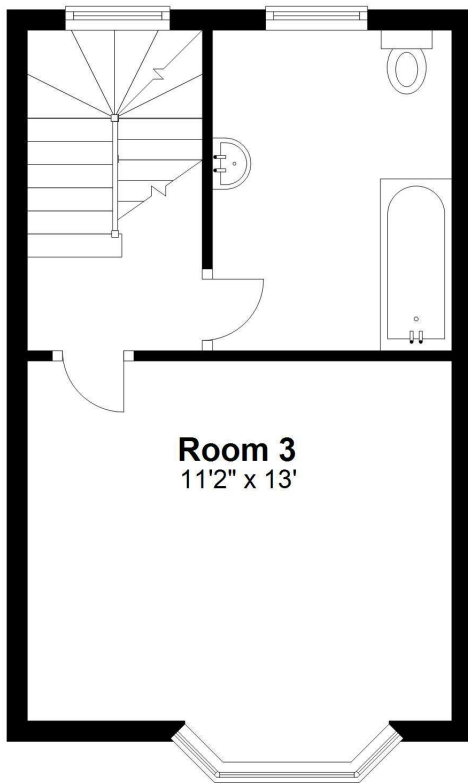
**Store Room**

**Room 2**  
10' x 8'3"

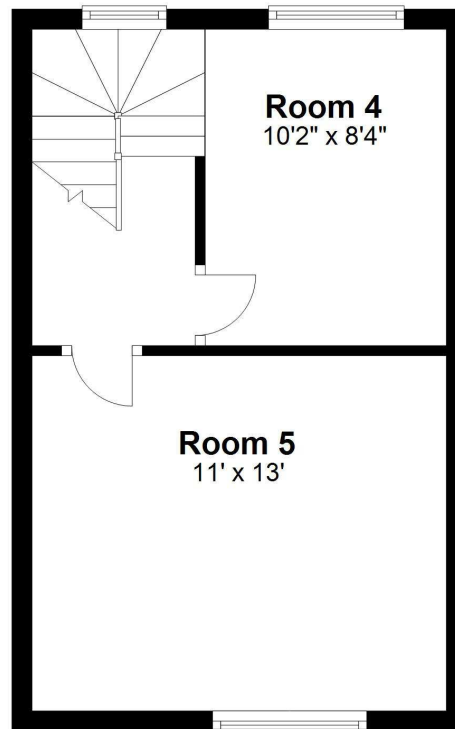
**Hall**

**Room 1**  
10'6" x 9'6"

### First Floor



### Second Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

