



PADARN PROPERTY

5 Queen Street, Aberystwyth SY23 1PU

Offers in the region of £225,000



We are delighted to present these two bedroom flats located in seaside town Aberystwyth. This property is in the town centre and consists of a ground floor flat, which presents easy access, and a second flat on the first floor. With the first flat having recent decorations, it displays a modern appearance as well as having a small yard area to the rear. Whereas the second flat has more authentic décor, spread across two storeys. This is the perfect opportunity for an investor as a buy to let property.

Give our sales team a call on 01970 627350 for more information and discuss your options further.



Communal Entrance Way

Enter front door into small communal hall way with door to left leading into Flat 1 and door in front leading to Flat 2.

Living Area

10'11" x 13'9" (3.33 x 4.20)

Flat 1 entrance door leads into the living room which consists of a single paned wood sash window to front elevation, an electric storage heater, fire place surround, built in cupboards. To the back left of the living area is the kitchen area and to the back right is a hallway leading to the bedrooms and shower room.

Kitchen Area

7'6" x 6'9" (2.31 x 2.08)

The kitchen is a modern fitted kitchen and has a range of base and eye level units, a free standing cooker with an extractor fan, under-counter fridge and under-counter freezer, stainless steel one and a half bowl and drainer sink, tiled splash back, single glazed wood sash windows to rear elevation, and wood effect lino floor.

Hallway

The hallway leads to bedroom one through first doorway on the right, bathroom through second doorway on the right and bedroom two to the through door at the end. Hot water tank is in cupboard to the left along with another door to the left which leads to small outside yard area.

Bedroom 1

13'7" x 9'2" (4.15 x 2.80)

The doorway leads to stairs down to the first bedroom which consists of a single glazed wood framed window, an electric storage heater and built in cupboards.

Bathroom

4'9" x 7'11" (1.45 x 2.42)

The bathroom has a low level flush WC, wash hand basin with tiled splash back, extractor fan, electric shower and wood effect lino

Bedroom 2

10'0" x 8'1" (3.05 x 2.47)

Bedroom 2 consists of double glazed uPVC window to side elevation, electric radiator and a Velux sky light window.

Entrance Way for Flat 2

Flat 2 entrance door leads to a flight of stairs which leads to a landing which consists of door to right for the kitchen/dining area, living room through door in front and a second flight of stairs on the left.

Kitchen

11'0" x 10'11" (3.36 x 3.33)

The kitchen has a modern fitted kitchen with a range of base and eye level units with a free standing cooker, extractor fan, stainless steel single bowl and drainer sink, tiled splash back, single glazed wood sash window, wood effect lino floor, free standing fridge freezer and electric storage heaters.

Living Room

14'10" x 9'6" (4.53 x 2.90)

Living room has two wood sash single glazed windows, electric storage heaters, fireplace surround.

Stairs and Landing

Stairs leading to second floor landing with doors leading to a bathroom, bedroom 1 and bedroom 2.

Bathroom

8'10" x 5'7" (2.70 x 1.72)

Bathroom has a low level flush WC, wash hand basin, electric shower, double glazed Velux window sky light.

Bedroom 1

7'11" x 12'6" (2.43 x 3.83)

Bedroom one has a double glazed Velux window and electric heater.

Bedroom 2

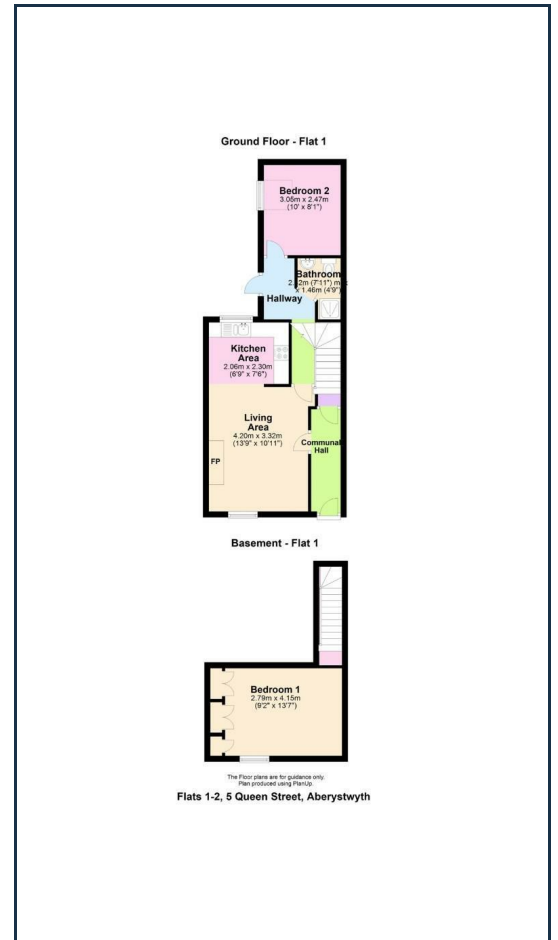
5'10" x 9'5" (1.80 x 2.88)

Bedroom two has double glazed Velux window and electric heater.

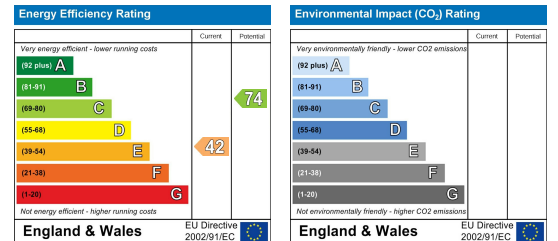
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.