



# PADARN PROPERTY

13 Stanley Road, Aberystwyth SY23 1LS

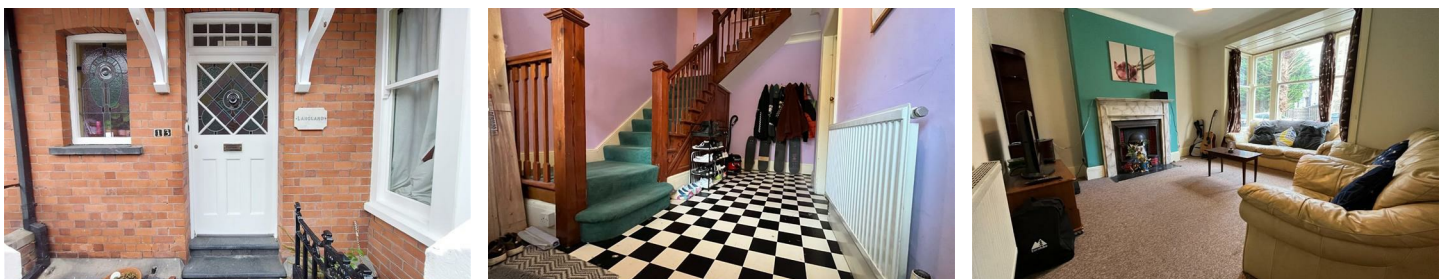
Offers in the region of £330,000



Padarn Property are delighted to present a unique investment opportunity situated in the heart of the enchanting seaside town of Aberystwyth. Step beyond the conventional facades to discover an exquisitely designed property that stands out as a true gem.

We take great pride in showcasing a residence that seamlessly blends investment potential with the charm of family living. This distinctive property, boasting a House of Multiple Occupancy (HMO) license and currently fully occupied for the academic year 2024/25, offers the best of both worlds. Whether you are seeking a robust investment opportunity or a quintessential family home, this property is ideally located just a stone's throw away from the sea.

Don't miss the chance to explore the endless possibilities this property has to offer. Contact us now for additional information or to schedule a viewing!



## General

The property is in good order throughout, and invites a unique investment opportunity whilst also being equip to create a charming family home.

## Front Gated Yard

Footpath leading to Slate steps in to

## Entrance Hallway

8'5" x 14'9" (2.57 x 4.52)

Wide and welcoming Hallway, Pitch Pine Staircase leading to First Floor Landing, Stained Glass window to front elevation, single panelled radiator, door to:

## Lounge

11'6" x 13'4" (3.51m x 4.08m)

High Conventional Ceiling with picture rail, a Box Bay window to front elevation, Marble effect wooden surround fireplace, double panelled radiator.

## Kitchen & Dining Room

13'1" x 20'9" (l - shaped) (4.01m x 6.34m (l - shaped))

High ceilings, Exposed wooden flooring, patio doors out on to rear garden area. Gas fire to chimney breast. Opening in to the kitchen area. Kitchen is a modern fitted kitchen with a range of base and eye level units. Plumbing for dishwasher, hook-up for an electric oven, laminate work surfaces,

## Utility Room

8'2" x 6'10" (2.5m x 2.1m)

Plumbing for Washing machine. door out to rear with quarry tiled flooring.

## Downstairs Shower Room

6'4" x 7'1" (1.94m x 2.17m)

Shower cubical, low level flush WC, wash hand basin, double panelled radiator. Tiling from floor to ceiling with window to side elevation.

## First Floor Landing

Doors to:

## Master Bedroom

12'4" x 11'2" (3.77m x 3.41m)

Wooden sash windows to front of property, period fireplace, single panelled radiator.

## Bedroom 2 (Rear)

11'4" x 13'2" (3.46m x 4.02m)

Wooden sash window to rear elevation, period fireplace, single panelled radiator.

## Bedroom 3 (Rear)

10'4" x 10'5" (3.16m x 3.2m)

Two wooden sash windows to rear, single panelled radiator.

## Family Bathroom

10'4" x 10'5" (3.16m x 3.2m)

Panelled bath, low level flush WC, wash hand basin, wooden sash window to front, double panelled radiator, towel radiator.

## Bedroom 4 (Front)

12'4" x 12'2" (3.78m x 3.72m)

Vaulted ceilings, single panelled radiator, sash windows to front.

## Bedroom 5 / Study (Front)

9'5" x 9'6" (2.89m x 2.9m)

Velux roof window to front of property, single panelled radiator,

## Bedroom 6

12'3" x 13'7" (3.75m x 4.16m)

Dormer to rear wish sash window, double panelled radiator.

## Bedroom 7

12'10" x 10'7" (3.93m x 3.23m)

Sash wooden window in dormer to rear, double panelled radiator.

## Outside

Rear Yard area with outbuildings and access to service road at the rear. Vehicular access can be gained via the folding wooden gates.

The Worcester Gas Boiler is located in one of the outbuildings and accommodates for the Domestic Hot Water and Central Heating.

## Services

Mains Gas, Electricity, Water and drainage connected.

## Tenure

We are advised that this property is Freehold.

## Council Tax

Band F

## Viewing

By prior arrangement with Padarn Property 01970 627350.

## Negotiations

All interested parties are respectfully requested to negotiate directly with Padarn Property.

## Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017).

Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

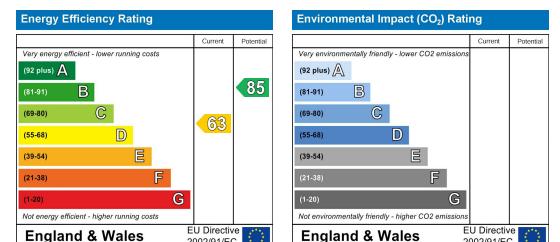
## Area Map



## 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.