John Francis
www.johnfrancis.co.uk

9 Powell Street, Aberystwyth SY23 1QQ

Offers in the region of £225,000

5 Bedroom 3 Storey Mid Terrace House
Rear Garden With Decking
Town Centre Location
Contemporary Kitchen and Bathroom
EER 69

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION
A three storey 5 bedroomed town centre mid terraced house with rear garden. The property is well presented boasting a modern kitchen and bathroom, 5 bedrooms, utility room and downstairs W.C. To the rear of the property is a lovely decking area, a real sun trap to be enjoyed all year round. Located in the heart of Aberystwyth only a short walk away from amenities and promenade.

ENTRANCE HALLWAY
Large understairs storage cupboard, stairs to first floor landing, door to:

OPEN PLAN LIVING/ DINING ROOM
6.946 x 3.039 (22'10" x 10'0")
Bay window to front, timber flooring, door to

UTILITY ROOM
Door to rear, rolltop worktops, plumbing for automatic washing machine, door to kitchen, door to:

DOWNSTAIRS W.C.
Low level flush W.C., sink hand basin.

KITCHEN
5.695 x 1.9097 (18'8" x 6'3")
Fitted with a range of base and eye level units, sink and drainer, window to side.

FIRST FLOOR LANDING
Doors to:

BEDROOM 1
4.911 x 3.225 (16'1" x 10'7")
Bay window to front, window to front.

BEDROOM 2
3.57 x 3.061 (11'9" x 10'0")
Window to rear.

BATHROOM
Low level flush W.C., sink hand basin, double sized shower, sink in vanity unit, tiled walls, timber floor, window to side.

SECOND FLOOR LANDING
Doors to:

BEDROOM 3
3.257 x 2.45 (10'8" x 8'0")
Window to front,

BEDROOM 4
2.259 x 2.36 (7'5" x 7'9")
Window to front.

BEDROOM 5
3.59 max x 3.34 max (11'9" max x 10'11" max)
Window to rear

EXTERNALLY
To the rear of the property is a decked garden accessed via steps from utility room.

SERVICES
All mains services are connected.

VIEWING
By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday 9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK &TWITTER
Follow us on twitter @JohnFrancisAber or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE
We are advised that the property is Freehold

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

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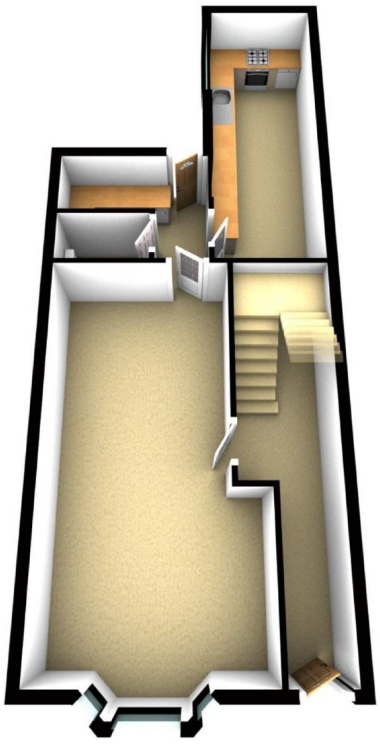
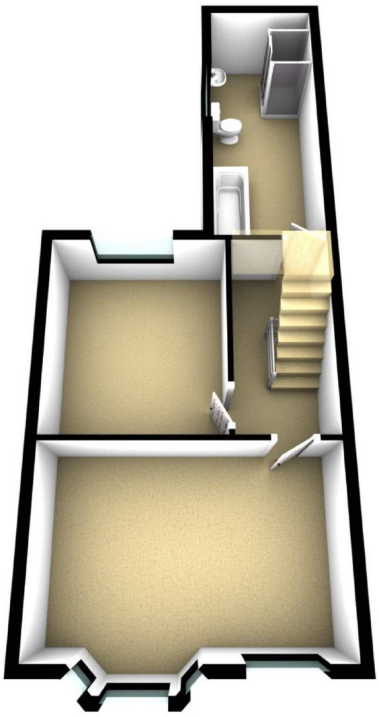
The Property Ombudsman

Association of Residential Letting Agents LICENSED MEMBER ARLA

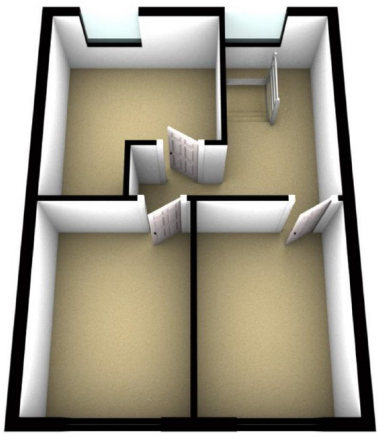
Ground Floor



First Floor



Second Floor



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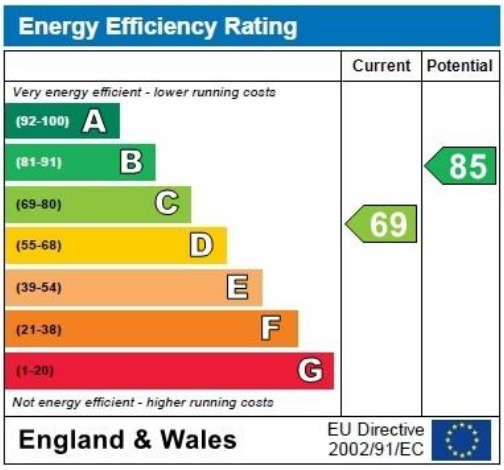

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