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A handsome 6/7 Bed Dwelling. Aberystwyth Town Centre. West Wales.



Alltwn, Penglais Road, Aberystwyth, Ceredigion. SY23 2EU.

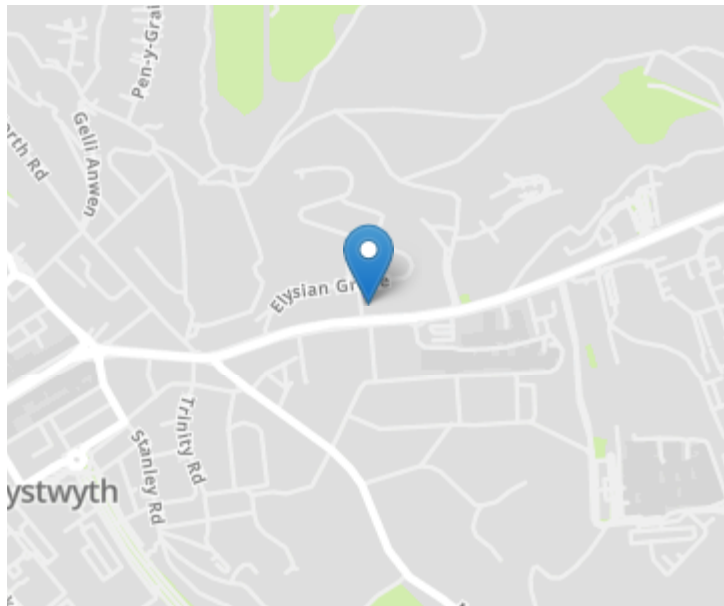
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£417,500

****Handsome 6/7 Bed Period Residence**Walking distance to Aberystwyth town centre, University and Hospital**Private Parking and Garage**Distant views over the town**Sought after Address**National Library nearby**Well proportioned rooms**Private rear garden**Elevated position overlooking the adjoining street***

****A Wonderful Town Centre Property - Not to be Missed ! ****

The property is situated along Penglais Road. Conveniently positioned next to the hospital, university and National library. Aberystwyth town centre and the train station are within easy walking distance of the property as well as the local primary and secondary schools. The town offers a wealth of retail parks, supermarkets, industrial estates, large scale employment opportunities and picturesque promenade and leisure facilities.



GROUND FLOOR

Entrance Hallway



17' 1" x 7' 9" (5.21m x 2.36m) accessed via glass panelled door, side window, radiator. Stairs to first floor, understairs cupboard.

Lounge

13' 6" x 23' 8" (4.11m x 7.21m) formerly split into 2 separate rooms but now offering a large family living space with feature bay window to front, Period fireplace with marble surround and hearth, alcove cupboards, side window and large window to front allowing excellent natural light. 2 radiators, multiple sockets.



Kitchen



9' 8" x 8' 4" (2.95m x 2.54m) with a range of base and wall units, stainless steel sink and drainer with mixer taps, side window, space for electric cooker, wood effect vinyl flooring, open plan into -

Dining Room

8' 9" x 17' 3" (2.67m x 5.26m) with space for dining table, base and wall units.



Rear Lean to

With external door and window to garden and patio area. Velux roof light and vinyl flooring.



Side W.C.

Utility Room

4' 3" x 7' 7" (1.30m x 2.31m) with washing machine connection. Single wash hand basin, side window with wall mounted Worcester gas boiler.

Sitting Room

12' 2" x 13' 2" (3.71m x 4.01m) with tiled fire and surround with tiled hearth, rear glass patio doors overlooking garden, multiple sockets, radiator.



FIRST FLOOR

Landing



Bathroom

8' 8" x 5' 4" (2.64m x 1.63m) with panelled bath with shower over, single wash hand basin, side window, half tiled walls, heated towel rail, vinyl flooring, w.c. rear window to side.



Rear Bedroom 1

13' 9" x 12' 8" (4.19m x 3.86m) a double bedroom (currently used as a Study) with rear window overlooking garden, multiple sockets, radiator, fitted cupboards.



Front Bedroom 2

14' 1" x 11' 7" (4.29m x 3.53m) a double bedroom, window to front, multiple sockets, radiator, fitted cupboards.



Front Bedroom 3



16' 9" x 11' 8" (5.11m x 3.56m) a double bedroom, feature bay window to front, radiator, multiple sockets, fitted cupboards.

Rear Bedroom 4

8' 8" x 8' 1" (2.64m x 2.46m) a single bedroom, side window, radiator, multiple sockets.



Landing

With electric socket and access to under eaves storage.

Rear Bedroom 5

11' 6" x 9' 3" (3.51m x 2.82m) a single bedroom, velux roof light over, single wash hand basin, multiple sockets.



Front Bedroom 6

11' 6" x 8' 5" (3.51m x 2.57m) a single bedroom, velux roof light, multiple sockets, single wash hand basin.



SECOND FLOOR

Front Bedroom 7



13' 2" x 12' 4" (4.01m x 3.76m) with exposed timber flooring, radiator, window to front overlooking the adjoining street, multiple sockets. Single wash hand basin.

EXTERNALLY

To the Front

The property is approached via Penglais Road with footpath access into an elevated garden, predominantly laid to lawn with mature shrubs and plants to borders.

Side footpath leading through to -



To the Rear

Rear patio area. Also accessible from the rear Lean to from the dining area.

Steps leading up to an elevated garden, predominantly laid to lawn with central concrete footpath with access through to rear parking area.



Garage

18' 9" x 9' 5" (5.71m x 2.87m) of concrete panel construction with steel up and over door, rear window, multiple sockets.

Lower Ground Floor Storage Area

15' 5" x 9' 8" (4.70m x 2.95m) exposed brick work to walls, side window, upvc door to front.

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Gas Central Heating.

Directions

From Aberystwyth town centre on Great Darkgate Street and North Parade, continue along the A487 heading East towards the University and Hospital, passing North Road on your left and Llanbdard Road on your right. Continue for some 200 yards passing the entrance to Elysian Grove on your left (where the vehicular access is actually provided) and Alltwen is located on the left hand side in an elevated position.