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RICS



Since 1989

A Substantial Former Manse In A Sought After Residential Area Of Aberystwyth Within Close Proximity To All Facilities & Amenities.



Former Manse Wesley, 32 Edgehill Road, Aberystwyth, Ceredigion. SY23 1LZ.

R/2562/AM - AUCTION GUIDE PRICE

£199,000

TO BE SOLD BY ON-LINE AUCTION - AUCTION GUIDE PRICE £199,000 +

The Auction will be held by our Joint Auctioneers - Auction House South Wales - <https://www.auctionhouse.co.uk/southwales> Bidding will open at 12:00 (Noon) on Monday 12th July and will run until 12:00 (Noon) on Wednesday 14th July 2021

*** A substantial former Manse offering 4 bedrooomed family proportioned accommodation *** The property is of attractive dressed stone construction *** Requiring some refurbishment with courtyard garden, off-street parking & driveway *** The property being a most attractive proposition either for owner occupation or investment purposes *** Benefitting from gas fired central heating & double glazing ***

LOCATION

Aberystwyth is located on the Cardigan Bay coastline at the foot of the Cambrian Mountains and serves as a major Mid Wales business hub and educational and tourist destination. Aberystwyth is famous for its national Library for Wales and University Campus of Aberystwyth with further amenities including Bronglais Hospital and numerous service centre jobs and a thriving retail town centre. The promenade lies within a reasonable level walking distance.

PROPERTY DESCRIPTION



A former Manse now vacant requiring some refurbishment and upgrading, built in the late Victorian style, likely to date from about 1900. Double bay fronted and built of stone dressed face elevations with solid brick gables under a slated roof with a 2 storied wing to the South elevation. The property is set within a sloping side but has a courtyard garden, off-street parking to the fore and a further area of undeveloped garden. The property benefits from gas fired central heating and double glazing and provides the following accommodation.

First Floor

Reception Vestibule

With part glazed front entrance door.

Reception Hall

With double panelled radiator and cloak hanging facility.

Reception Room 1

16' 0" (into bay) x 11' 10" (4.88m x 3.61m) with original Victoria painted slate fireplace, bay window, gas fired, double panelled radiator.



Reception Room 2

15' 0" (into bay) x 11' 7" (4.57m x 3.53m) painted slate fireplace, tiled hearth, radiator.



Reception Room 3

11' 0" x 10' 1" (3.35m x 3.07m) with shelves recesses, double panelled radiator, fireplace, gas meter and electric meter cupboards,.



Through Hall

With radiator.

Kitchen/breakfast room

13' 0" x 10' 8" (3.96m x 3.25m) with radiator, quarry tiled floor, single drainer sink unit, 4 ring integrated gas cooker and oven and grill.



Utility room

13' 4" x 7' 9" (4.06m x 2.36m) side entry door, radiator, single drainer sink unit, Worcester gas fired central heating boiler, wall mounted, plumbing and space for washing machine, pulley ceiling clothes drying rack.



Cloak/Shower room

Low level flush w.c., radiator, electric shower, corner shower cubicle extractor fan.



First Floor

Landing



Bedroom 1

16' 3" (into bay) x 15' 0" (4.95m x 4.57m) with painted slate fireplace picture rail, double panelled radiator.



Bedroom 2

16' 0" x 12' 0" (4.88m x 3.66m) with painted slate fireplace, picture rail, built-in cupboard, double panelled radiator.



Bedroom 3

12' 0" x 10' 2" (3.66m x 3.10m) with painted slate fireplace, radiator, shelved cupboard.



Rear Bedroom 4/Former Study

13' 6" x 8' 8" (4.11m x 2.64m) with fitted shelves, cupboard and radiator.

Bathroom

9' 8" x 8' 3" (2.95m x 2.51m) a good sized room with shower cubicle, electric shower unit, pedestal wash hand basin, panelled bath, low level flush w.c., radiator, mirror and shaver light.



EXTERIOR

Open driveway from Edge Hill Road with parking for two vehicles. Raised forecourt, gated fence to side courtyard with mature shrubs and cedar wood outhouse. To the front a further sloping undeveloped garden.



Services

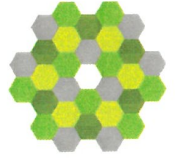
Mains electricity, mains gas, mains water, mains drainage. Gas fired central and UPVC double glazing. BT Telecom. Broadband subject to BT Regulations.

Directions

The property is located in a corner position within Edgehill road and is easily accessed by Satnav SY23 1LZ. The property is within easy walking distance of all amenities.

HM Land Registry
Official copy of
title plan

Title number **CYM471773**
Ordnance Survey map reference **SN5881NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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