

Regulated by:



RICS



Since 1989

Immaculately Presented and Spacious 4 Bedroom Town House. Elmtree Avenue, Aberystwyth, Ceredigion.



18 Elm Tree Avenue, Aberystwyth, Ceredigion. SY23 1LP.

£365,000

**** Delightful 4 bedroom semi detached Edwardian town house ** On the edge of Aberystwyth Town centre ** The perfect family home ** Spacious accommodation throughout ** Sympathetically renovated retaining many character features ** 4 double bedrooms ** Located on the end of a quiet road ** New kitchen / bathroom ** Large garage to rear ** Double glazed windows ** Mains gas central heating ****

The property comprises of - Ent Hall, Front sitting room, rear dining room, modern kitchen, utility room, downstairs w.c. First floor 2 double bedrooms, modern bathroom. Second floor - 2 double bedrooms, shower room.

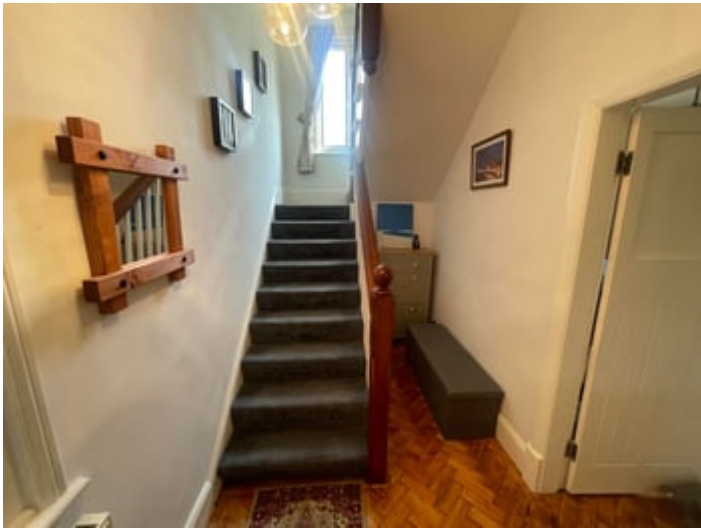
The property is located on Elm Tree Avenue, which lies on the edge of Aberystwyth town centre. This strategic town in Mid Wales offers excellent employment and tourism prospects with the regional hospital, University of Wales, Welsh Assembly Government Offices and Ceredigion County Council Regional Headquarters. Having local cafes, bars, restaurants and local and national retailers, network rail connections, excellent public transport connectivity. Access to the main promenade and the All Wales coastal path.



Ground Floor

Entrance Hall

20' 9" x 6' 0" (6.32m x 1.83m) Via hardwood door into front vestibule, stairs to first floor, central heating radiator, parquet flooring.



Front Lounge

14' 9" x 14' 5" (4.50m x 4.39m) (into bay window) Double glazed bay window to front, fireplace, slate hearth, parquet flooring, central heating radiator, alcove cupboard unit, picture rail, multiple sockets.



Dining Room

10' 8" x 13' 0" (3.25m x 3.96m) with parquet flooring, gas real frame fire with surround, alcove cupboard, central heating radiator, double glazed window to rear, glazed door into kitchen, under stairs cupboard, picture rail.



Modern Kitchen

14' 9" x 7' 8" (4.50m x 2.34m) comprising of modern pale blue base and wall cupboard units, compact laminate working surfaces above, Belfast sink with mixer tap, Belling electric range oven with five ring gas hob above, extractor hood, larder cupboard units, space for dishwasher, space for tumble dryer, double glazed window to side, Velux window to ceiling, under counter lights, LVT flooring, central heating radiator.



Utility Room

5' 9" x 10' 4" (1.75m x 3.15m) recently completed in January 2023, comprising of double glazed units, half glazed uPVC door to rear, plumbing for automatic washing machine.



Cloakroom

With low-level flush WC.

First Floor

Central Landing

Stairs to second floor, central heating radiator.

Rear Double Bedroom 1

11' 7" x 12' 3" (3.53m x 3.73m) Recently installed double glazed windows to rear, central heating radiator, built in cupboard unit with radiator.



Front Double Bedroom 2

15' 1" x 14' 5" (4.60m x 4.39m) with double glazed window to front, central heating radiator, multiple sockets, with USB point.





Family Bathroom

9' 7" x 6' 5" (2.92m x 1.96m) A modern white suite comprising of a panelled bath with power shower above, vanity unit with wash hand basin, low-level flush WC, Bluetooth luminous mirror unit, heated towel rail, extractor fan, frosted window to front and side, tiled walls.



Second Floor

Rear Double Bedroom 3

11' 8" x 12' 6" (3.56m x 3.66m) with double glazed window to rear, central heating radiator, built in cupboard housing, the Worcester Bosch gas combi boiler, access to loft.



Front Double Bedroom 4

14' 5" x 13' 8" (4.39m x 4.17m) double glazed window to front, central heating radiator.



Shower Room

7' 0" x 6' 0" (2.13m x 1.83m) A white suite comprising of an enclosed shower unit with mains powered shower above, low-level flush WC, pedestal wash hand basin, frosted window to front, central heating radiator, extractor fan, exposed floorboards.



Externally

To the Rear

Is a low maintenance rear courtyard with access to the side and access to front forecourt and rear access road, street parking to rear.



Garage

27' 0" x 18' 5" (8.23m x 5.61m) with electric up and over door, electric and power, connected, concrete flooring, inspection pit, workbenches, Belfast sink, water connected.





To the Front

Enclosed front forecourt.



Please Note -

The rear porch/utility has been extended to incorporate the downstairs WC since the floorplan was commissioned.

Services

We are advised the property benefits from mains electricity, water and drainage. Mains gas central heating. Fibre optic broadband.

Council tax band 'F'.

Freehold.

Directions

From Aberystwyth town centre, proceed along North parade and turn right on to Thespian St. On Thespian St, do not proceed around the right hand bend, take the left junction straight ahead on Stanley Road. Proceed to the bottom of Stanley road and the property will be found second to last on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 93.9 sq. metres (1010.4 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Second Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 180.9 sq. metres (1946.4 sq. feet)

The Floor Plan is for guidance only.
Please refer to the Planning Permission.

Berwyn, 18 Elm Tree Avenue, Aberystwyth