



## **Brynmair, 6 Vulcan Street, Aberystwyth SY23 1JH**

**Offers in the region of £230,000**

**5 Bedroom Mid Terraced House  
Town Centre Location  
Sea Views From First Floor  
Rear Courtyard Yard Garden  
EER 57**

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 five-bedroom mid-terrace house in the heart of Aberystwyth enjoying beautiful sea views to the rear. The property has well proportioned rooms, rear courtyard garden, down stairs W.C. and bay windows to the front. Located within the residential centre of the town the property is within easy reach of all amenities and is just a short walk from the beach/marina. Well presented inside and out, early viewing is strongly recommended.

## LIVING ROOM

4.29 into bay x 3.1 (14'1" into bay x 10'2")  
Bay window to front, carpeted floor, decorative fireplace.

## KITCHEN

4.394 x 2.615 (14'5" x 8'7")  
With a range of base & eye level units, integrated stainless steel sink unit with mixer tap, integrated electric oven with electric hob and extractor hood over, radiator, plumbing for washing machine & dishwasher, tiled floor, space for white goods, radiator and door to

## ENCLOSED REAR YARD

Providing sunny outside seating area, tiled floors, with white painted walls

## DOWNSTAIRS W.C.

With tiled floor and wash hand basin and shower

## FIRST FLOOR LANDING

Store cupboard, doors to:

## BEDROOM 1

3.31 x 3.40 (10'10" x 11'2")

With an attractive original cast iron fireplace (functional) with timber surround and tiled hearth and radiator

## BEDROOM 2

2.45 x 2.36 (8'0" x 7'9")  
Window to front, carpeted floor.

## BATHROOM

Bath with shower over, low level flush W.C., sink hand basin, window to rear.

## SECOND FLOOR

Doors to:

## BEDROOM 3

3.01 x 4.1 (9'11" x 13'5")  
Window to rear.

## BEDROOM 4

3.2 x 3.01 (10'6" x 9'11")  
Window to front.

## BEDROOM 5

3.1 x 2.6 (10'2" x 8'6")  
Window to front.

## SERVICES

Mains services connected.

## VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail [aberystwyth@johnfrancis.co.uk](mailto: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](https://twitter.com/JohnFrancisAber) or on facebook  
[www.facebook.com/JohnFrancisEstateAgents](https://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

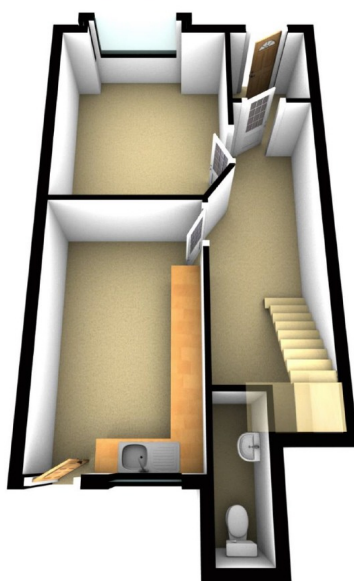
We are advised that the property is Freehold

## GENERAL NOTE

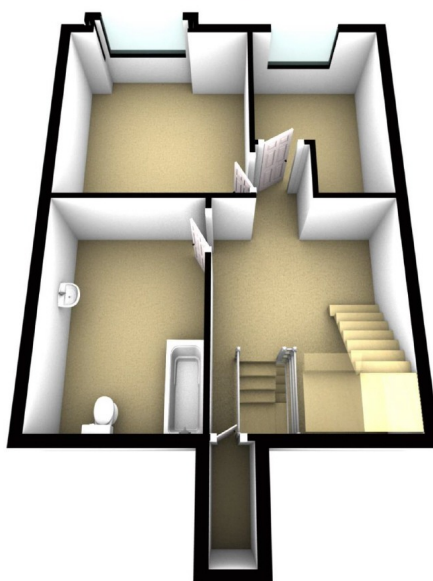
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

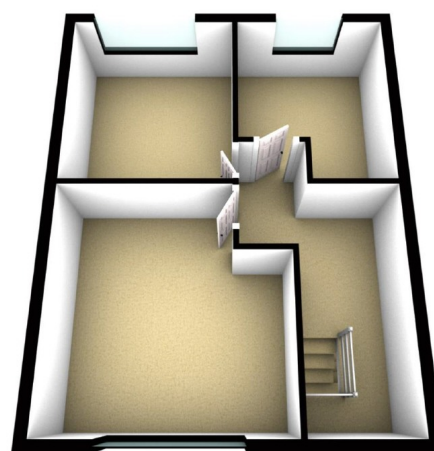
Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.  
Francis**