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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk









Porth Ceri Penglais Road, Aberystwyth, SY23 2EU

Asking Price £495,000

A superbly positioned double-fronted period house on the level yet on the outskirts of Aberystwyth, convenient to Bronglais General Hospital and the Aberystwyth University campus. This substantial, detached 4 bedroom period house with the benefit of gas-fired central heating and attractive internal features such as timber flooring, pitch pine staircase and doors, provides well-proportioned family-sized accommodation with detached garage, ample off-road parking and rear terraced gardens.

Location

One of the main features of this property is its great location 21'9 x 13'8 (6.63m x 4.17m) convenient to Bronglais General Hospital, Aberystwyth University, the National Library of Wales and is within easy walking distance of the town amenities including a good range of national retail outlets such as Tesco, M&S, Next etc.

Description



A lovely, period home retaining many character features, yet with modern conveniences including gas-fired central heating and uPVC double glazing. The property provides the following accommodation:

Front composite entrance door To:

Reception Hallway



With exposed oak flooring, radiator, understairs storage cupboard and stairs to first floor.

Living Room



With attractive front bay window, side window, feature fireplace and rear French doors to rear patio area.

10'9 x 9'3 (3.28m x 2.82m)



With a range of kitchen units at base and wall level incorporating an eye level oven, two ring gas hob, one and a half bowl sink unit, Royal Blue Rayburn Range (being gasfired) and having back boiler for domestic hot water and central heating supplies.

Rear Hallway / Utility area

With rear entrance door, quarry tiled floor, plumbing for automatic washing machine and cloakroom off.

Cloakroom

With W.C.

Sitting Room / Dining Room 16'3 x 10'9 (4.95m x 3.28m)

With front bay window, side window, tiled fireplace and recessed shelving.

First floor



Attractive pitch pine staircase with front window off half-landing. Access to loft and doors to bedrooms.

Bedroom 1 17'1 x 12'1 (5.21m x 3.68m)



With fitted wardrobes, wash handbasin, radiator and double aspect windows.

Bedroom 2 13'9 x 9'3 (4.19m x 2.82m)



With recessed cupboard, radiator and windows to side and rear.

Bedroom 3

12'1 x 17'1 (max into bay) (3.68m x 5.21m (max into bay))



With bay window, window to side, fitted wardrobes and wash handbasin.

Having panelled bath with separate shower cubicle housing Mira shower unit, toilet, wash handbasin set in a modern

Bedroom 4 9'4 x 6'9 (2.84m x 2.06m)



Currently used as a dressing room with built-in wardrobes.

Bathroom 9'8 x 5'9 (2.95m x 1.75m)



Having panelled bath with separate shower cubicle housing Mira shower unit, toilet, wash handbasin set in a modern vanity unit, heated towel rail and fully tiled walls. With two windows to rear and airing cupboard housing copper cylinder.

Externally



One of the main features of this property is the ample parking leading to a detached garage with rear workshop area, attractive rear patio perfect for alfresco dining with raised, terraced garden having an abundance of flower and shrub borders, vegetable beds and shrubs.

Detached Garage

17'8 x 9'1 (5.38m x 2.77m)



With front sliding door and side courtesy door.

Council Tax Band F

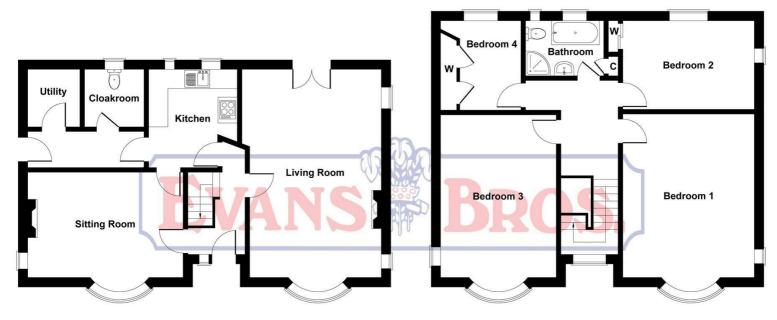


Council Tax Band F with amount payable for 2025 / 2026 being £3471.

Services

We are informed the property is connected to mains electricity, gas, water and drainage with gas fired central heating and double glazing.

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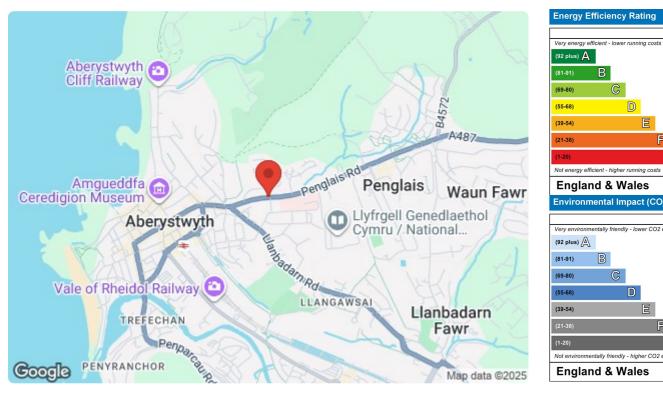


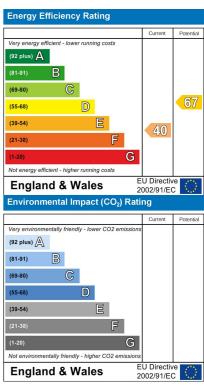
GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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CEREDIGION, SA48 7BB Tel: (01570) 422395

Tel: (01570) 480444

39 HIGH STREET, LAMPETER, MART OFFICE, LLANYBYDDER, 5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA40 9UE CARMARTHENSHIRE, SA31 1PG Tel: (01267) 236611