



Royal Oak , Goginan
Aberystwyth Ceredigion SY23 3PD
Guide price £225,000



A detached traditional 2/3 bedroomed property enjoying a quiet edge of village location.

The property abuts the unclassified Goginan to Cwmerfyn road and is within 2 miles of the village and access to the main A487 Trunk Road. There is a public house at Goginan and a primary school at the nearby village of Capel Bangor. The University and market town of Aberystwyth is 8 miles travelling distance on the coast. The town has a good range of social, leisure and educational facilities to cater for the large local and student population.

The Royal Oak provides for 2 bedroomed accommodation & the attached annexe would provide for an additional bedroom or can be utilised as an office. The majority of the land and off road parking is on the other side of the road bordered by a stream.

The rear utility room is in need of repair and the former dark room (see floor plan) on the first floor can be incorporated as part of the bedroom.

Tenure

Freehold

Council Tax

Band D

Services

Mains electricity and water, private drainage.

Viewings

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Royal Oak provides for the following accommodation. Attractive features include the laminated exposed wooden floors and galleried landing. All room dimensions have been taken by a wide angle lens digital camera.

Ground Floor

Front door entrance door to

Porch

Tiled floor, half glazed entrance door to

Reception Hallway

Paraquet floor, radiator, stairs to first floor accommodation. Doors to

Kitchen / Dining Room

10'4 x 18 (3.15m x 5.49m)



Oil fired Rayburn which also runs the radiators with recess cupboard to side. Single drainer 1½ bowl stainless steel sink unit. Range of base units with appliance spaces and integrated electric cooker

and hob. Eye level units, tiled splashbacks and cooker point. Windows to fore and side and tiled floor.



Living Room

11'6 x 18 (3.51m x 5.49m)



Victorian style fireplace with wooden mantle and surround slate hearth. Radiator, parquet floor and window to fore.

Utility Room

7 x 9'7 (2.13m x 2.92m)



Belfast sink, quarry tiled floor, window to side - In need of renovation. Door to rear

First Floor

Landing with access to roof space, door to

Bedroom 1

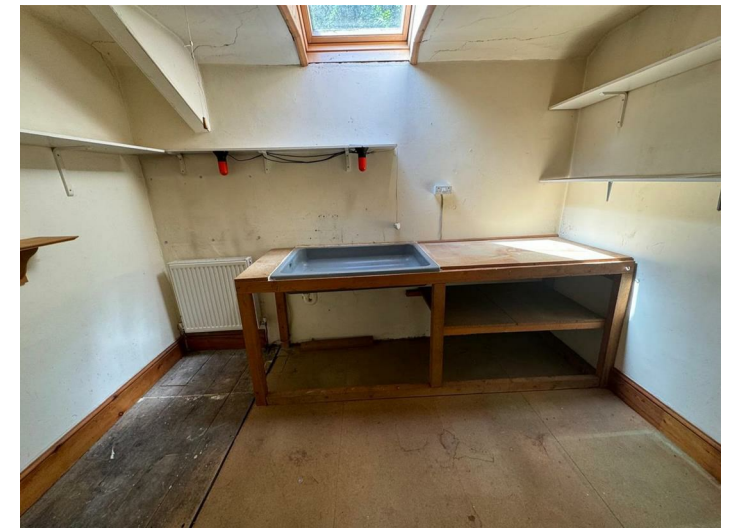
10'9 x 9'7 (3.28m x 2.92m)



With window to side fore & Radiator. Door dividing

Dress / Dark Room

10'7 x 6'7 (3.23m x 2.01m)



Radiator and Velux window.

Bedroom 2

15'9 x 12'1 max (4.80m x 3.68m max)



With windows to fore, exposed wooden floor, radiator and airing cupboard.

Bathroom

5'6 x 9'6 (1.68m x 2.90m)



Bath with mixer tap over, WC and pedestal wash handbasin. Radiator and Velux window.

The Annexe / Office

Ground Floor



Hallway with understairs storage area, tiled floor. Stairs to first floor accommodation. Door to

Shower Room

9'4 x 3'5 max (2.84m x 1.04m max)

WC, Wash handbasin, TRITON hot water heater, extractor fan, radiator, shower cubicle and windows to side. Tiled floor.

Bedroom / Office

11'9 x 13'7 (3.58m x 4.14m)



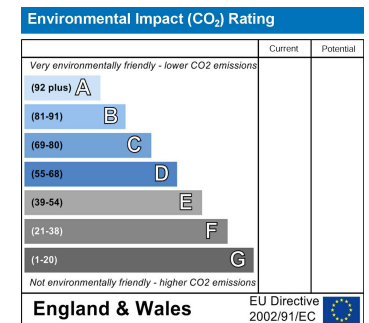
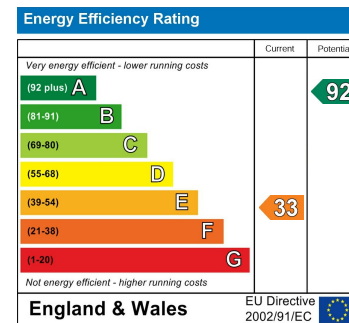
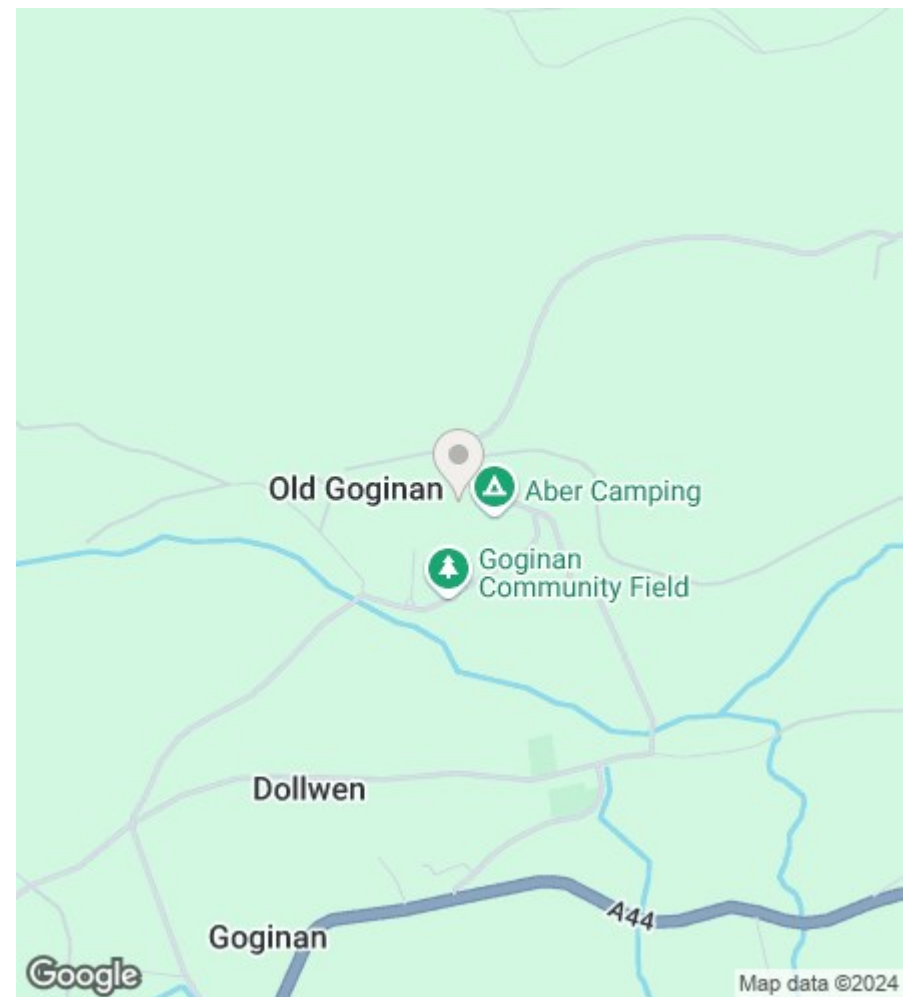
Velux window & window to side. Exposed wooden floor.

Externally



Attached Garage 20'3 x 8'3 Max
Steep garden to rear with oil tank.
Rear courtyard.
Front garden mainly woodland with stream and off road parking.





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