Bronallt Caradoc Road,
Aberystwyth, Ceredigion, SY23 2LB
Guide price £320,000

A traditional 4/5 semi-detached house with garage, off road parking and pleasant garden.

The property enjoys a superb location in a popular residential area within close proximity to the University, National Library of Wales and Bronglais Hospital. Bronallt is an unspoilt town property retaining many original features providing for comfortable 5 bedroomed accommodation as highlighted on the attached floor plan. The large attic bedroom on the second floor (see photograph) would be suitable as an office or as a teenager's bedroom. The property is in need of some modernisation but is one of only a few on Caradoc Road with an attached garage and vehicular hardstanding. To the rear there is a pleasant enclosed garden.

Aberystwyth is a thriving coastal town with a large local and student population.
There is a good range of both local and national retailers in addition to a good range of both social, leisure and educational facilities.

Ty pâr traddodiadol 4/5 ystafell wely gyda garej, man parcio a gardd ddymunol.

Mae'r ty mewn lleoliad arbennig mewn ardal breswyl yn agos i'r Brifysgol, y Llyfrgell Genedlaethol ac Ysbyty Bronglais. Dyma eiddo sydd wedi cadw nifer o'i nodweddion traddodiadol, gyda 5 ystafell wely gyfforddus fel sydd i'w gweld ar y cynllun llawr. Mae'r ystafell wely fawr ar yr ail lawr (gweler y llun) yn addas ar gyfer swyddfa neu ystafell wely rhywun yn ei arddegau. Mae angen diweddaru rhywfaint ar yr eiddo ond dyma un o'r ychydig dai ar Ffordd Caradog gyda garej a man parcio preifat. I'r cefn ceir gardd gaeëdig hyfryd.

Mae Aberystwyth yn dref glan-y-môr lewyrchus. Mae yna rychwant eang o siopau lleol a chenedlaethol yn ogystal ag adnoddau cymdeithasol, hamdden ac addysgol.

Tenure / Daliad

Freehold
Daliad Rhydd

Council Tax / Treth Cyngor

Band E

Services / Gwasanaethau

All main services are connected. Gas central heating.
Mae'r holl prif wasanaethau wedi'u cysylltu. Gwres canolog nwy.

Viewing

Strictly by appointment with the sole selling agent.

Ymweld â'r eiddo

Trwy apwyntiad gyda'r asiant yn unig.

Bronallt provides for the following accommodation. All dimensions are approximate and all photos have been taken with a wide angle lens.

Mae Bronallt yn darparu'r eiddo canlynol. Mae'r holl fesuriadau yn lledgywir, a cymerwyd yr holl ffotograffau gyda lens ongl lydan.

Ground Floor / Llawr Gwaelod

Side entrance door to / Drws ochr yn arwain i'r

Reception Hallway

Stairs to first floor accommodation, understairs storage cupboard and radiator. Doors to

Cyntedd

Grisiau i'r llawr cyntaf, twll dan staer a gwresogydd. Drysau i'r

Living Room

18'9 x 14'4 (5.72m x 4.37m)
With bay window & further window to fore. Tiled fireplace with gas real flame effect and 2 radiators.

Ystafell Fyw

18'9 x 14'4 (5.72m x 4.37m)
Gyda ffenestr fae a ffenestr arall yn wynebu blaen y ty. Lle tân nwy gyda ffrâm teils a 2 wresogydd.

Dining Room
11'4 x 11'9 (3.45m x 3.58m)

Recess airing cupboard with copper hot water cylinder and immersion heater. Recess with shelving, radiator & window to rear. Door to

Ystafell Fwyta
11'4 x 11'9 (3.45m x 3.58m)

Cwpwrdd crasu yn y wal gyda silindr copr dwr poeth a twymwr tanddwr. Cilfach gyda silffoedd, gwresogydd a ffenestr yn edrych dros yr ardd gefn. Drws i'r

Kitchen
6'1 x 11'5 (1.85m x 3.48m)
Single drainer stainless steel sink unit, tiled splashbacks, Base and eye level units, Door to rear.

Gegin
6'1 x 11'5 (1.85m x 3.48m)
Sinc draeniwr sengl dur gloyw, cefnfyrddau wedi'u teilio. Cypyrddau wal a cypyrddau llawr. Drws i'r ardd.

First Floor
Landing with stairs to second floor, radiator and doors to

Llawr Cyntaf
Landing gyda grisiau i'r ail lawr, gwresogydd a drysau i

Bedroom 1
13'6 x 9'9 (4.11m x 2.97m)
Fitted wardrobes and small recessed cupboard with radiator.

Ystafell Wely 1
13'6 x 9'9 (4.11m x 2.97m)
Cypyrddau wal a cwpwrdd bach. Gwresogydd.

Bedroom 2
8'4 x 12'1 (2.54m x 3.68m)
With window to fore and radiator.

Ystafell Wely 2
8'4 x 12'1 (2.54m x 3.68m)
Gyda ffenestr yn edrych dros y blaen a gwresogydd.

Bathroom
6'4 x 5'9 (1.93m x 1.75m)
Shower cubicle with mixer tap, pedestal wash handbasin and WC. Radiator, tiled walls and obscured window to side.

Ystafell Folchi
6'4 x 5'9 (1.93m x 1.75m)
Ciwbicl cawod gyda tap cymysg, basn ymolchi a toiled. Gwresogydd, waliau wedi'u teilio a ffenestr i'r ochr.

Bedroom 3
11'4 x 8'5 (3.45m x 2.57m)
With window to rear and radiator.

Ystafell Wely 3
11'4 x 8'5 (3.45m x 2.57m)
Ffenestr i'r blaen a gwresogydd.

Bedroom 4

11'4 x 9'9 (3.45m x 2.97m)
With window to rear, radiator and fitted wardrobe.

Ystafell Wely 4

11'4 x 9'9 (3.45m x 2.97m)
Ffenestr i'r cefn, gwresogydd a cwpbwrdd wal.

Second Floor Accommodation

Yr Ail Lawr

Attic Bedroom 5

9'9 x 17 (2.97m x 5.18m)
Access to under eaves, radiator. Velux window and window to side.

Ystafell Wely Atig

9'9 x 17 (2.97m x 5.18m)
Mynediad i'r bondo, gwresogydd. Ffenestr velux a ffenestr i'r ochr.

Externally

To the rear enclosed garden predominantly laid to lawn with an abundance of shrubs and an apple tree.
Utility outbuilding 4’1 x 4’8 min
Free standing Ideal Mexico gas fired central heating boiler.
Plumbing for automatic washing machine.
Door to WC.
Garden shed.
Driveway / vehicular hardstanding to fore with access to.
Garage 9 x 20’6
Door to rear.
Front garden with shrubs.

Y Tu Allan

Gardd gefn gaeedig gyda lawnt wedi'i hamgylchynu â llwyni, a choeden afal.
Cwt aml-bwrpas allanol 4'1 x 4'8 min
Boeler gwres canolog nwy Ideal Mexico.
Pibellau ar gyfer peiriant golchi awtomatig.
Drws i'r toiled.
Sied yn yr ardd.
Man parcio o flaen y ty gyda mynediad i
Garej 9 x 20'6
Drws i gefn y ty
Gardd flaen gyda llwyni.

Directions

What 3 Words:- tagging.zapped.tissue
From the office proceed North to the bottom of Penglais Hill before turning right on to the A44 Llanbadarn Road. Take the first major turning left (at crossroads) on to Caradoc Road and Bronallt is one of the last properties on the right hand side before Bronglais Hospital.

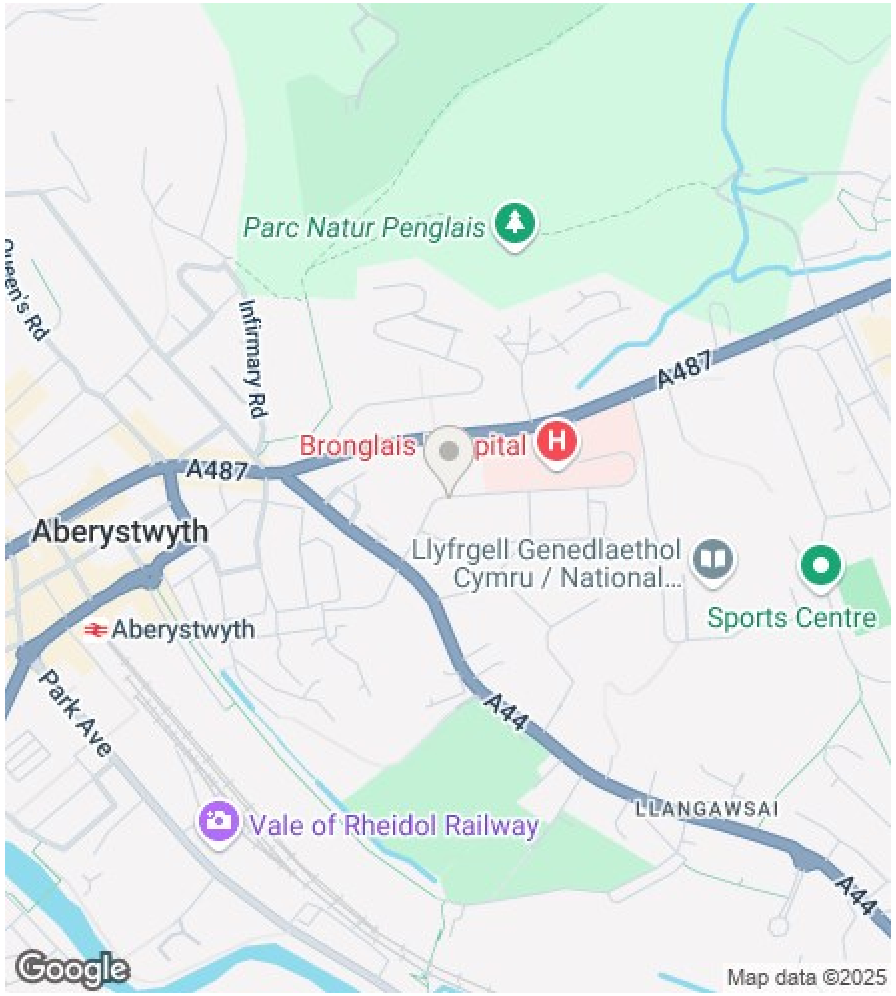
Cyfarwyddiadau

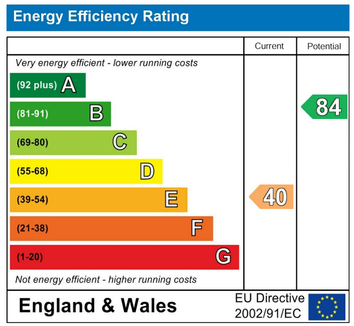
O'r swyddfa, ewch yn eich blaen i gyfeiriad y gogledd a gwaelod rhiw Penglais, cyn troi i'r dde i'r A44, Ffordd Llanbadarn. Cymerwch y troad cyntaf ar y chwith (ar groesffordd) i Ffordd Caradog a Bronallt yw un o'r tai olaf ar y llaw dde cyn Ysbyty Bronglais.

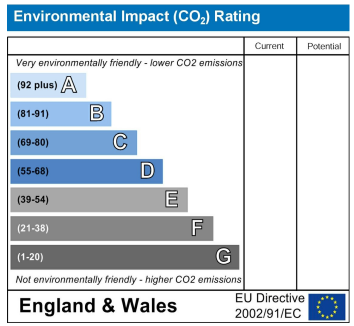
Total area: approx. 141.0 sq. metres (1517.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Bronallt, Caradoc Road, Aberystwyth







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