



24 Brynglas Road, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3QR

Guide price £285,000



Conveniently situated on the edge of town a 3 bedroomed semi detached house with garage conversion and large rear garden.

Brynglas Road is a popular residential area located about a mile inland from Aberystwyth town centre. There is a public footpath nearby for ease of access to the University, National Library of Wales and Bronglais Hospital. Local amenities are available nearby at Llanbadarn and Parcyllyn. Aberystwyth has a good range of both local and national retailers in addition to Primary and Secondary Schools.

The attached garage has been converted to additional accommodation/annexe. Access is granted to the annexe from the rear of the property. 24 Brynglas Road is double glazed and benefits from gas fired central heating.

Tenure

Freehold

Services

All mains services are connected. Gas fired central heating.

Council Tax

Band E

Viewing

Strictly by appointment with the sole selling agent Aled Ellis & Co Ltd.

16 Terrace Road, Aberystwyth, Ceredigion, SY23 1NP. Contact by 01970 62 61 60 or sales@aledellis.com.

24 Brynglas Road provides for the following accommodation. All room dimensions are

approximate, all images were taken with a wide-angle lens.

Ground Floor

Double doors to front porch with glazed door to

Reception Hallway

Stairs to first floor accommodation, radiator, boxroom and doors to.

Living Room

19'4 x 11'9 (5.89m x 3.58m)



With windows to fore, attractive fireplace with real flame effect gas fire, radiator and steps up to

Kitchen/ Dining Room



Dining Area

7'9 x 10'3 max (2.36m x 3.12m max)



Radiator and patio doors to rear.

Kitchen Area

9'6 x 10'1 (2.90m x 3.07m)



Comprising of single drainer sink unit. Base and eye level units, tiled splashbacks and appliance space. Window to rear and under stairs storage area.

FIRST FLOOR

Half landing leading to

Separate WC



Bathroom

5'2 x 6'9 (1.57m x 2.06m)



Comprising of wash-handbasin and bath, ½ tiled walls and wall mounted electrical heater. Obscured window to rear.

Main Landing

Cupboard housing the Worcester gas fired central heating boiler & radiator. Access to roof space and under eaves, linen cupboard and doors to

Bedroom 1

9'8 x 11'9 (2.95m x 3.58m)



Fitted wardrobes, radiator and windows to fore with sea views.

Bedroom 2

9'1 x 7'8 (2.77m x 2.34m)



Shelving along one wall, radiator and windows to fore with sea views.

Bedroom 3

8'4 x 12 (2.54m x 3.66m)



Radiator, windows to fore with sea views.

The Annexe

From rear garden sliding doors access to

Reception Area

9'1 x 11 max (2.77m x 3.35m max)

Stairs to first floor

Utility Room

7'5 x 7'8 (2.26m x 2.34m)



Base units, tiled floor and part tiled walls.

Living Room

7'8 x 15'5 (2.34m x 4.70m)



Former garage, patio doors to fore, wooden floor, radiator and cupboard housing electrical meters.

First Floor

Shower Room

Cubicle with TRITON shower and WC.

Kitchenette

6'3 x 5'2 (1.91m x 1.57m)

Single drainer sink unit, tiled floor and radiator.

Bedroom

14'7 x 7'7 (4.45m x 2.31m)



Or office, wooden floor, radiator & window to fore.

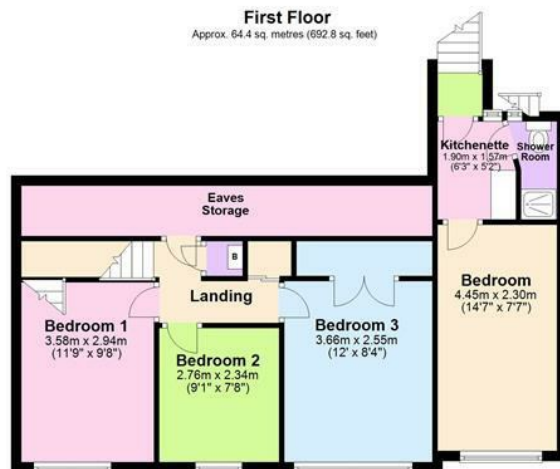
Externally

Large rear garden with rear pedestrian access,
the garden is terraced,
Garden Shed,
Summer House,
Paved patio area,
Lawn and abundance of trees and shrubs,
Front lawn with restricted/possible hardstanding.



Directions

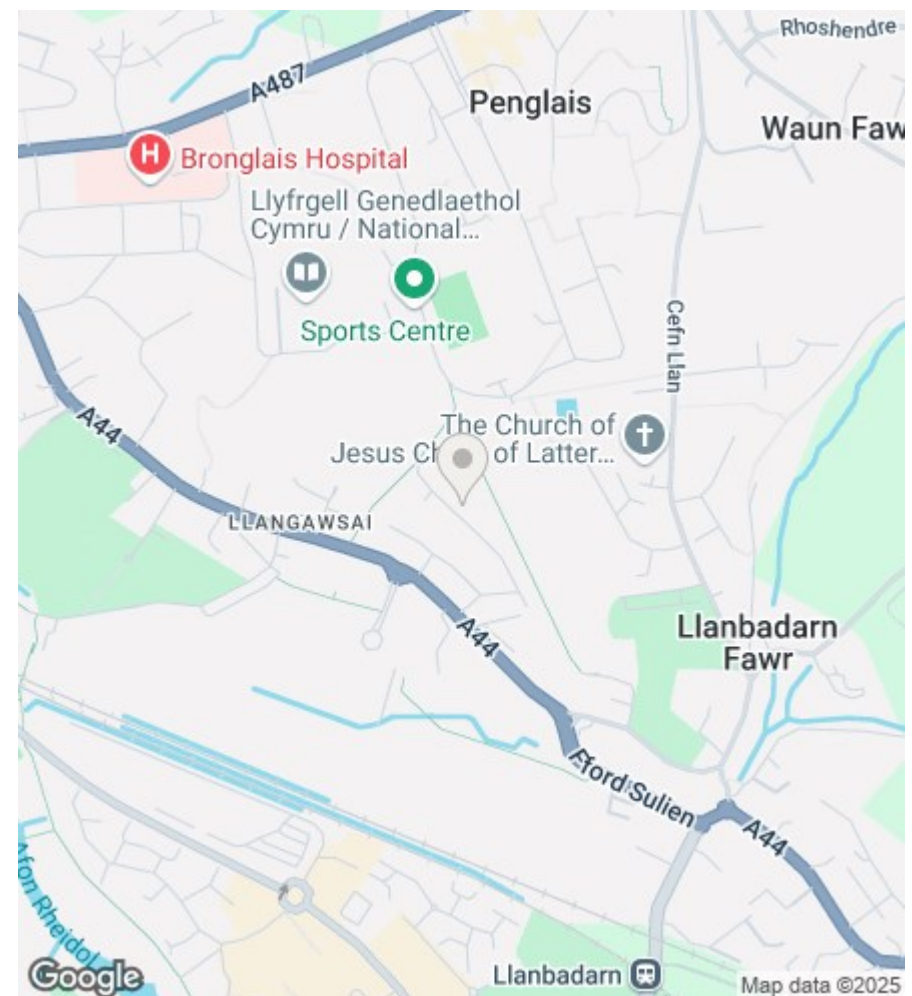
What 3 Words:- Intention.collapsed.circling
From the office proceed to the bottom of Penglais
hill before turning left on to the A44 Trunk Road.
Proceed for a mile before turning left just after the
garage and opposite the ambulance station.
Proceed up the hill bear second left and no.24 will
be on your right hand side.



Total area: approx. 152.0 sq. metres (1636.4 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.

24 Brynglas Road, Llanbadarn Fawr, Aberystwyth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	70	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com