



**Meifod Iorwerth Avenue,  
Aberystwyth Ceredigion SY23 1EW**  
**Guide price £360,000**





## For Sale By Private Treaty

A commodious semi detached 5 bedroomed house in need of modernisation with a large garden to the side and off road parking known as

MEIFOD  
IORWERTH AVENUE  
ABERYSTWYTH  
CEREDIGION  
SY23 1EW

Iorwerth Avenue is within walking distance of the town centre which has a good selection of social, leisure and shopping facilities. The house is within close proximity to Bronglais Hospital, National Library of Wales and the University.

Meifod enjoys a pleasant location on the top of Iorwerth Avenue and has the benefit of a large private side garden and off road parking to the rear.

The house provides for spacious accommodation but is in need of refurbishment. An attractive feature is the enclosed first floor veranda and Tudor style woodwork feature on all elevations. The accommodation is highlighted on the attached floorplan.

## TENURE

Freehold

## SERVICES

All main services are connected.

## COUNCIL TAX

Band F

## VIEWING

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

Meifod provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

## GROUND FLOOR

### SIDE ENTRANCE DOOR TO

### RECEPTION HALLWAY

with stairs to first floor accommodation, under stairs storage cupboard and doors to

### LIVING ROOM

13'9 x 15' (4.19m x 4.57m )



with tiled fireplace, night storage heater, picture rail and window to fore and side.

## DINING ROOM

13'3 x 14'5 (4.04m x 4.39m )



with tiled fireplace, night storage heater, picture rail and serving hatch to kitchen. Door to fore with coloured glass feature.

## BASIC KITCHEN

11'5 x 12'5 (3.48m x 3.78m )

comprising single drainer sink unit, 2 recess cupboards, cooker point and window to rear.

## UTILITY ROOM

9'6 x 7'4 (2.90m x 2.24m )

with plumbing for automatic washing machine, quarry tiled floor and wash hand basin. Door to

## DOWNSTAIRS WC

## REAR CONSERVATORY

15' x 8' approx (4.57m x 2.44m approx)

with door to rear. Door to

## GARDEN SHED

## FIRST FLOOR ACCOMMODATION

## LANDING

with stairs to second floor accommodation. Doors to

## BEDROOM 1

14'9 x 14 (4.50m x 4.27m)

with window to fore and side.

## BEDROOM 2

13'5 x 14'5 (4.09m x 4.39m )



with door to Juliet balcony, feature fireplace and picture rail.

## BEDROOM 3

12'4 x 12'4 (3.76m x 3.76m )

with window to rear, pedestal wash hand basin, wardrobe cupboard and picture rail.

## BATHROOM

7'2 x 7'1 (2.18m x 2.16m )

with wash hand basin and bath.

## SEPARATE WC

## SECOND FLOOR ACCOMMODATION

## LANDING

with doors to

## BEDROOM 4

12' x 15'5 (3.66m x 4.70m )

with sloping head room, Velux window to and under eave storage.

## BEDROOM 5

11'8 x 15'2 (3.56m x 4.62m)

with sloping head room, Velux window to and under eave storage.

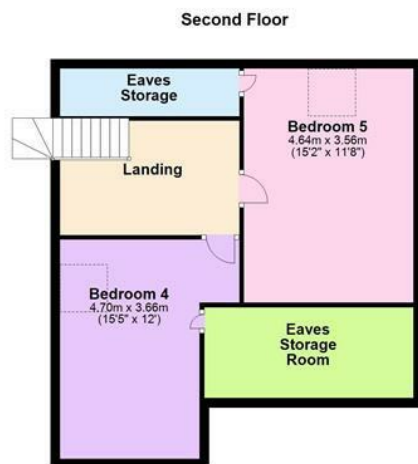
## EXTERNALLY

Large private side garden laid to lawn with flower beds and shrubs.

Vehicular hard standing to the rear.

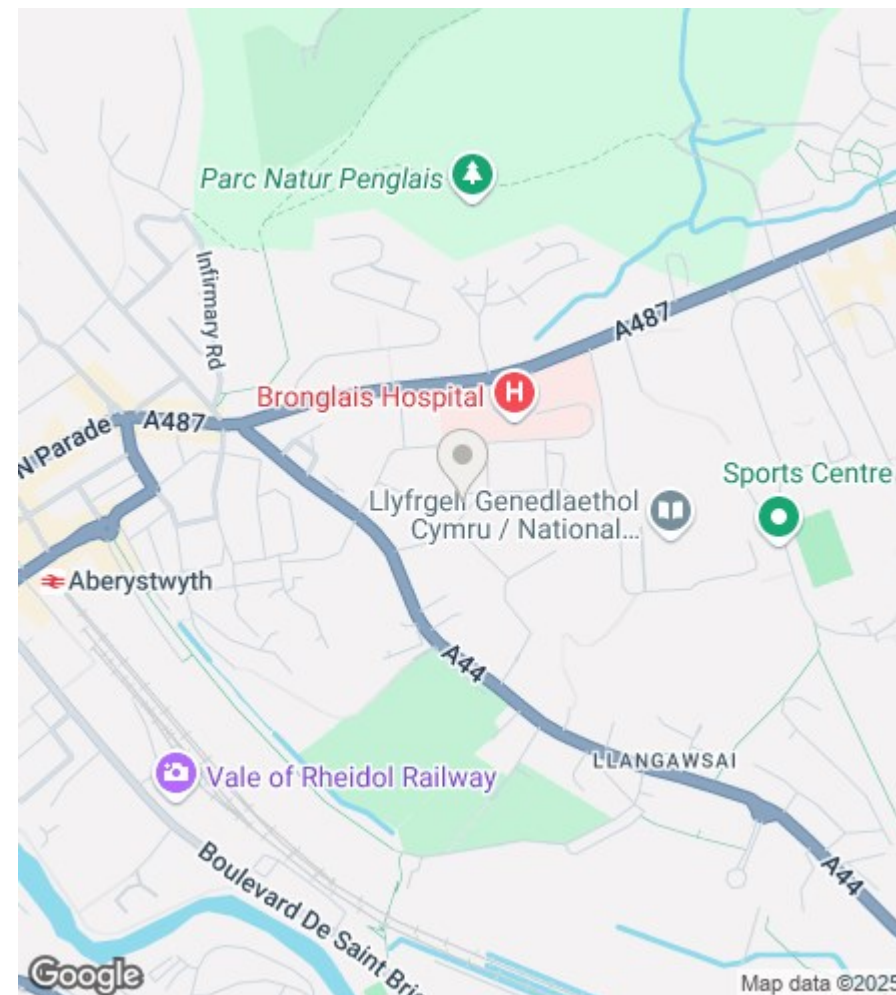
## DIRECTIONS

(WHAT 3 WORDS:- Efficient. Conspired. Incur)  
From the office proceed to the bottom of Penglais Hill, turn right on to the A44 Llanbadarn road. At the crossroads turn left onto Caradog road and immediately right (near the nursery) onto Iorwerth Avenue. Meifod is the last property on the right hand side denoted by a for sale board.



Total area: approx. 215.5 sq. metres (2319.2 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.



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		
		74
	32	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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