



30 Brongwinau, Comins Coch
Aberystwyth Ceredigion SY23 3BQ
Guide price £160,000



For Sale By Private Treaty

A 3 Bedroomed semi detached house in need of modernisation, well situated 2 miles from Aberystwyth.

Brongwinau is on an estate of local authority or ex local authority housing located at the village of Comins Coch. There is a regular bus service to Aberystwyth town centre, the town having a good selection of shops on the high street and on the edge of town at Parclyn.

The house is in need of refurbishment throughout, which prospective purchasers will appreciate during their inspection.

The 3 bedroomed accommodation is highlighted on the attached floor plan.

TENURE

Freehold

COUNCIL TAX

Band C

SERVICES

Mains water, electricity and drainage are connected.

VIEWING

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

30 Brongwinau will be of interest to first time buyers.

30 Brogwinau provides for the following

accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with Stairs to first floor accommodation and doors to

LIVING ROOM

12'3 14'7 (3.73m 4.45m)



with tiled fireplace, understairs storage cupboard and window to fore

KITCHEN/ DINING ROOM

9'8 x 13'3 (2.95m x 4.04m)



comprising Single drainer sink unit, base units, plumbing for washing machine. Window to rear. Door to Pantry Cupboard

UTILITY ROOM

9'9 x 4'3 (2.97m x 1.30m)

with Door to rear and window to side

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space and door to

BEDROOM 1

9'6 x 7'2 (2.90m x 2.18m)



With window to fore

BEDROOM 2

10'5 x 12'4 (3.18m x 3.76m)



With window to fore

BEDROOM 3

10'4 x 12'4 (3.15m x 3.76m)



With window to rear. Airing cupboard

BATHROOM

5'6 x 4'8 (1.68m x 1.42m)



comprising bath and Washbasin. Obscure window to fore.

SEPERATE WC

EXTERNALLY

Pedestrian path to front entrance door. Garden area to fore, side and rear with trees and shrubs.

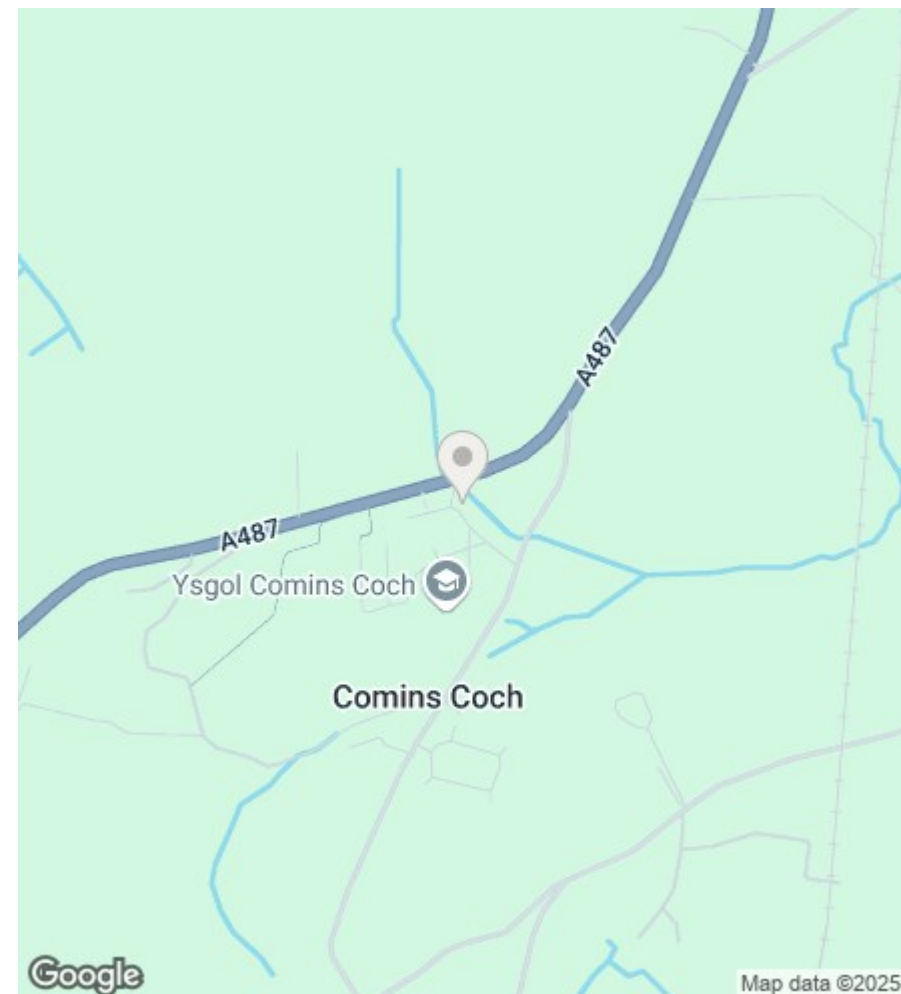
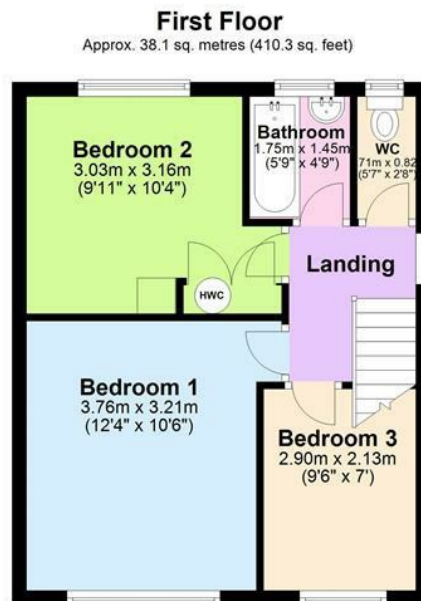
DIRECTIONS

From Aberystwyth take the A487 trunk road north up Penglais hill for 2 miles before turning right to Comins Coch. Take the first turning right on to the estate and No 30 is denoted by a For Sale sign.

What 3 Words – Worms.Quality.Mount

PLEASE NOTE

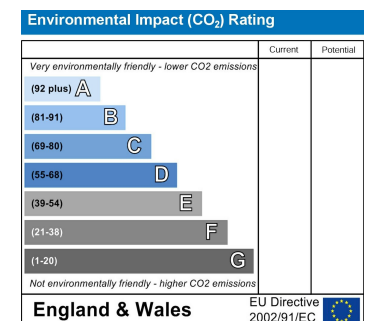
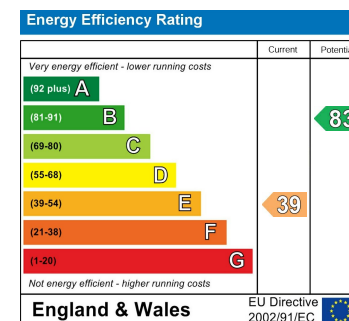
The purchaser(s) must have had their place of work or principle residence in the area throughout the period of 3 years immediately prior to the purchase.



Total area: approx. 72.4 sq. metres (779.8 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.

30 Brongwinau, Comins Coch, ABERYSTWYTH



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