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**7 Lle'r Ffald/ Pound Place,
Aberystwyth Ceredigion SY23 1LX**
Guide price £150,000

Ty teras 1 ystafell wely gyda iard gefn mewn lleoliad cyfleus ar gyfer canol y dre a'r brifysgol
A well situated 1 bedroomed terraced town property convenient to the town centre and the university with a small rear yard (EER 56)

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I'w werthu trwy gytundeb preifat/ For Sale By Priv

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A well situated 1 bedroomed terraced town property convenient to the town centre and the university with a small rear yard known as

7 LLE'R FFALD/ POUND PLACE
ABERYSTWYTH
CEREDIGION
SY23 1LX

Lleolir Pound Place ar waelod Rhiw Penglais o fewn cyrraedd i ganol y dref, y brifysgol, ysbyty Bronglais a Llyfrgell Genedlaethol Cymru. Mae gan Aberystwyth rychwant eang o siopau lleol a chenedlaethol gan gynnwys Marks & Spencer, Tesco a Morrisons. Mae tref Sioraidd Aberaeron tua 18 milltir i'r de, a Machynlleth o fewn pellter tebyg i'r gogledd.

Fe fyddai 7 Pound Place yn ddelfrydol ar gyfer rheini sy'n prynu ty am y tro cyntaf, ac mae yna wres canolog nwy a gwydr dwbl yn y ffenestri. Yn y cefn, mae gardd braf sydd wedi'i hamgáu. Bydd darpar brynwyr yn siwr o sylwi ar y nodweddion gwreiddiol sy'n perthyn i'r eiddo hwn.

Pound Place is situated at the bottom of Penglais Hill within walking distance of the town centre, the university, Bronglais hospital and the National Library of Wales. Aberystwyth has a good range of both local and national retailers to include Marks & Spencer, Tesco and Morrisons. The Georgian harbour town of Aberaeron is some 18 miles to the south and Machynlleth is a similar distance to the north.

7 Pound Place would ideally suit first time buyers and has the benefit of gas-fired central heating and double glazing. There is a pleasant, enclosed garden to the rear. On inspection prospective purchasers will note that the property retains some original features.

Rhydd -ddeiliadaeth / TENURE

Freehold

Gwasanaethau/ SERVICES

mae pob un o'r prif wasanaethau wedi'u cysylltu / All main services are connected.

Treth Cyngor / COUNCIL TAX

Band C

Ymweld â'r eiddo/ VIEWING

– trwy apwyntiad gyda'r unig asiant - Strictly by appointment with the selling agents;

Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Mae 7 Lle'r Ffald yn cynnwys yr elfennau annedd canlynol. Mae'r holl fesuriadau yn lledgywir, cymerwyd yr holl ffotograffau gyda camera digidol.

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

Llawr gwaelod / GROUND FLOOR

Drws Ffrynt i'r/ FRONT ENTRANCE DOOR TO

Cyntedd / RECEPTION HALLWAY

gyda llawr teils a grisiau i'r llawr cyntaf. Drysau i'r / with quarry tiled floor and stairs to first floor accommodation. Doors to

Ystafell Fyw/ LIVING ROOM

13'3 x 7'7 (4.04m x 2.31m)



Gyda lle tân a chypyrddau wal ar bob ochr. Mae'r mesurydd nwy yn y cwpwrdd ger y ffenestr. Mae hefyd silffoedd, cwpwrdd dan staer, gwresogydd a ffenestr i'r blaen.

with feature fireplace and recess cupboards to each side housing the gas meter. Shelving, under stairs storage cupboard, radiator and window to fore.

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Cegin/ KITCHEN

6'5 x 14'2 (1.96m x 4.32m)



Yn cynnwys sinc draeniwr sengl o ddur gloyw, Cypyrddau wal gyda gofod ar gyfer dyfeisiadau cegin a cwcer trydan gyda hob 4 cylch. Bar brecwast, cypyrddau wal gyda ffan alldynnu, pibellau ar gyfer peiriant golchi dillad, teils ar y llawr, gwresogydd a ffenestr a drws i'r cefn.

comprising single drainer stainless steel sink unit, base units with appliance spaces and incorporating an electric cooker with a 4 ring hob over. Breakfast bar, eye level units with extractor fan, plumbing for automatic washing machine, tiled floor, radiator, door and window to rear.

Llawr cyntaf / FIRST FLOOR ACCOMMODATION

Pen staer/ LANDING

gyda cwpwrdd crasu yn cynnwys boeler gwres canolog nwy modern ar y wal. Drysau i'r

with airing cupboard housing a modern wall mounted gas fired central heating boiler. Doors to

ystafell wely / BEDROOM

10'6 x 12'8 (3.20m x 3.86m)



gyda cilfach i hongian dillad a silffoedd, gwresogydd a ffenestr i'r blaen.

recess clothes hanging area with shelving, radiator and window to fore.

Ystafell ymolchi/ BATHROOM

7'3 x 6'6 (2.21m x 1.98m)



yn cynnwys bath cornel, cawod Triton a sgrîn. Basn ymolchi a thoiled. Gwresogydd, cabinet â drych a ffenestr anrhyloyw tua'r cefn

comprising corner bath with Triton Shower and screen. Wash hand basin and wc. Radiator, mirrored medicine cabinet and obscured window to rear.

Y tu allan/ EXTERNALLY



Gardd wedi'i amgáu yn cynnwys adeilad a oedd yn hen doiled.

Enclosed rear paved garden and former WC.

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Cyfeiriad/ DIRECTIONS

WHAT3 WORDS:- retrieval.briefing.tortoises.

O'r Swyddfa (yn cerdded). Ewch i gyfeiriad y gogledd ar hyd North Parade i waelod Rhiw Penglais. Trowch i'r dde cyn dod i dafarn Y Cwps am Pound Place ac mae'r ty ar y llaw dde.

From the office (on foot) Proceed North down North Parade to the bottom of Penglais Hill. Turn right just before the Coopers Arms Public House towards Pound Place and the property is on the right hand side.



