



FOR SALE BY PRIVATE TREATY

Favourable and convenient location in an elevated position above the Marina to the southern side of the Town. An individual well-appointed spacious Family Home over three floors, large terraced sunny garden with stunning coastal & inland views.

**BRYN-Y-LLWYNOG
1 FELIN Y MOR
ABERYSTWYTH SY23 1BU**



The property was built for the current owner in around 1998 to a high specification and has continued to be maintained to that standard. In an elevated prominent position being the first house on Felin-y-Mor Road on the left hand side. Felin-y-Mor is a desirable upmarket area of predominantly one off residences.

Vendor Likes:

Coastal & Town aspect
Short walk to Town
Useful lower ground floor

Agent Likes:

Large light rooms
Spacious terraced rear garden laid to three patios
Stunning kitchen/living room

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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Bryn-Y-Llwynog, 1 Felin Y Mor, Aberystwyth, SY23 1BU

ENTRANCE HALL



11' 6" x 13' 9" (3.51m x 4.19m)
Spacious with wood effect laminate floor. Pine skirting boards, architraves and panelled doors throughout the house. Staircase to upper and lower floors.

TOILET

4' 4" x 7' 6" (1.32m x 2.29m)
Low flush WC: Pedestal wash hand basin: Ceramic floor. Central heating radiator.

LOUNGE



15' 3" x 13' 3" (4.65m x 4.04m)
Fireplace with surround and marble, inset coal effect open fire. Picture window. Wood effect laminate floor. Double central heating radiator. Double doors opening into:-

LIVING ROOM



15' 3" x 12' 2" (4.65m x 3.71m)
Fireplace surround with marble inset & hearth. Wood effect laminate floor. Double central heating radiator. Double doors opening into:-

CONSERVATORY/GARDEN ROOM



11' x 12' (3.35m x 3.66m)

Ceramic tiled floor. Double central heating radiator. French doors opening onto private sun patio and rear garden

LIVING KITCHEN/DINER



12' 10" x 22' (3.91m x 6.71m)

Light spacious room, Wood effect laminate floor. Modern fitted base and wall units. Inset single drainer colour coded sink. High level oven & grill. Inset corner 4 ring ceramic hob with extractor over. Integrated fridge, freezer and dishwasher.

UTILITY ROOM



6' 9" x 7' 9" (2.06m x 2.36m)

Fitted base & wall units. Inset single drainer stainless steel sink unit. Ideal Mexico floor standing gas central heating boiler. Central heating radiator. Ceramic tiled floor. Door to rear garden.

LOWER GROUND FLOOR

HALL

Wood effect laminate floor. Double central heating radiator.

GAMES ROOM

12' 10" x 22' (3.91m x 6.71m)

Double central heating radiator.

LAUNDRY ROOM

11' 6" x 7' 10" (3.51m x 2.39m)

Based units. Inset single drainer sink unit. Space with plumbing for washing machine & dryer. Pressurised hot water cylinder. Central heating radiator.

TOILET



5' 5" x 7' 4" (1.65m x 2.24m)

Ceramic tiled floor. Low flush WC:
Pedestal wash hand basin.

GARAGE

15' 3" x 26' 9" (4.65m x 8.15m)

FIRST FLOOR

LANDING



Wood effect laminate floor. Double central heating radiator. Access to LOFT, partly boarded.

BEDROOM 1



15' x 13' 8" (4.57m x 4.17m)

Wood effect laminate floor. Double central heating radiator. Fitted wardrobe. View of sea & town. Fitted airing cupboard which central heating radiator.

EN-SUITE BATHROOM.



5' 6" x 6' 2" (1.68m x 1.88m)

Bath with shower over. Pedestal wash hand basin. Low flush WC: Ceramic tiled walls & floor. Central heating radiator

BEDROOM 2



15' x 11' 9" (4.57m x 3.58m)

Wood effect laminate floor. Double central heating radiator. Mountain aspect

EN-SUITE SHOWER ROOM



5' 6" x 7' 9" (1.68m x 2.36m)

Shower cubicle. Low flush WC: Pedestal wash hand basin. Ceramic tiled walls & floor. Central heating radiator.

FAMILY BATHROOM



6' x 7' 9" (1.83m x 2.36m)

Ceramic tiled floor & wall area. Bath with direct shower over. Pedestal wash hand basin. Low flush WC. Central heating radiator.

BEDROOM 3



10' 6" x 10' 6" (3.2m x 3.2m)

Double window aspect of sea & town. Wood effect laminate floor. Double central heating radiator. Fitted wardrobe.

BEDROOM 4.



10' 6" x 11' (3.2m x 3.35m)

Wood effect laminate floor. Double central heating radiator. Fitted wardrobe

OUTSIDE



Extensive fore parking & turning area laid to grass bank, steps up to front door.



Gated path & steps to either side accessing rear garden laid to 3 patio terraced with shrub rockery. Stunning far reaching coastal & inland aspect from upper patio.

SERVICES

Mains electric, water, drainage & gas. Full gas central heating. Mahogany hardwood double-glazed windows.

COUNCIL TAX

Band 'G'

VIEWINGS

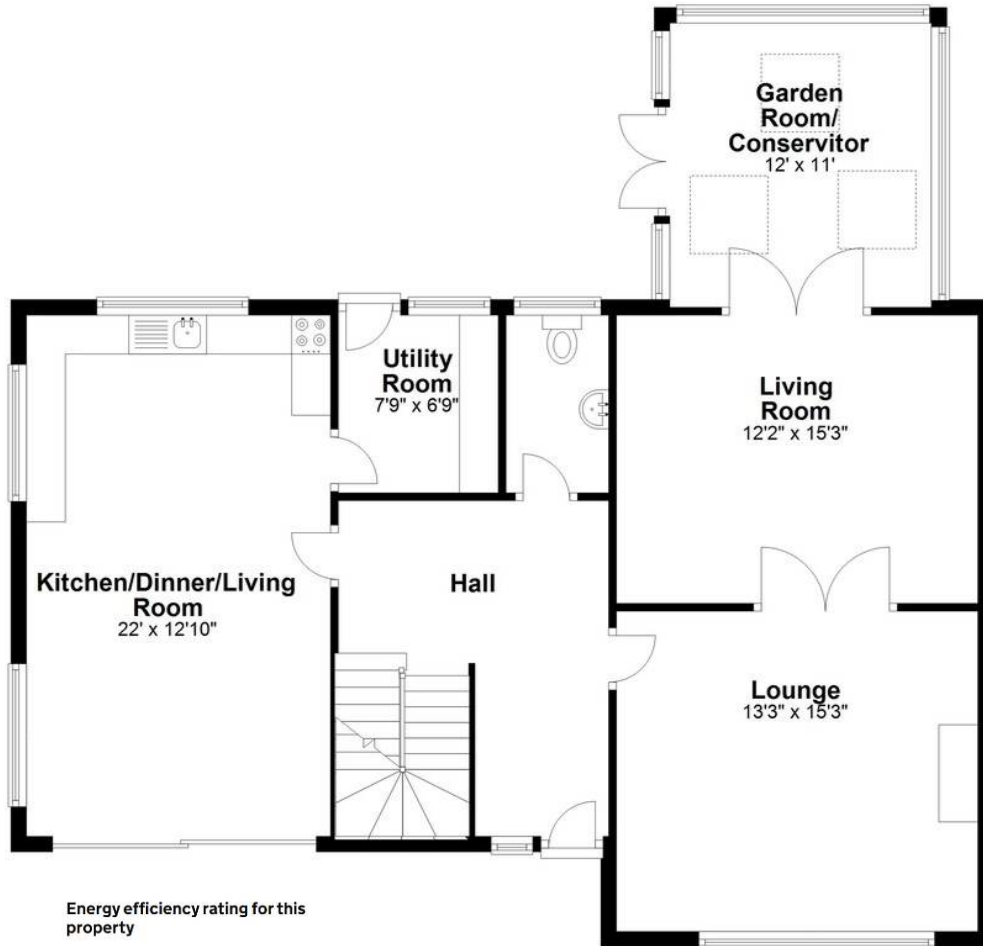
Via Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£695,000



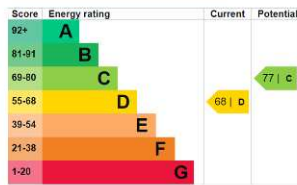
Ground Floor



Energy efficiency rating for this property

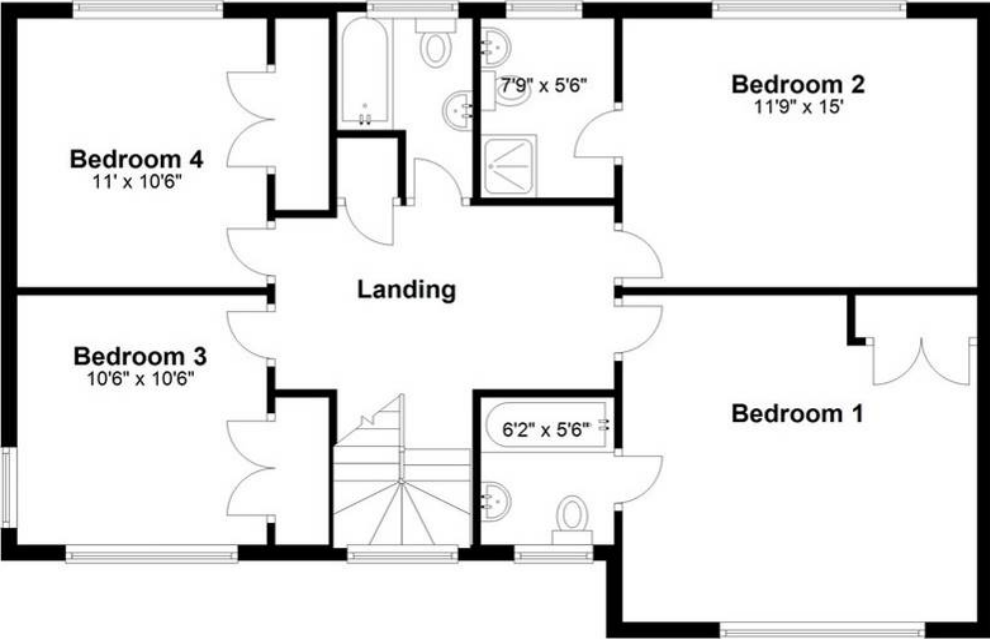
This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

First Floor



Basement

