



FOR SALE BY PRIVATE TREATY

Semi-detached 1930's light and spacious family house comprising Lounge: Sitting Room: Dining Room: Conservatory. Cloakroom. 3 first floor bedrooms. Modern shower room: Gas central heating and double-glazing. Garage and off road parking for at least two.

**HIGHCROFT
RHEIDOL ROAD
ABERYSTWYTH SY23 1RW**



Situated in a quiet residential street. Front enclosed garden with floral and shrub beds. Private rear enclosed paved courtyard with fruit trees, floral & shrub beds. Penparcau village has most basic amenities to include Premier & Nisa supermarkets, Post Office, Fish & Chip shop, Chinese takeaway & Primary School. Regularly served by bus service to Aberystwyth town which is approximately 2 miles.

Vendor Likes:

Quiet private residential area
Garage

Agent Likes:

Off road parking
Spacious rooms

CHAIN FREE

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

Highcroft, Rheidol Road, Aberystwyth, SY23 1RW

ENTRANCE PORCH

Approached via uPVC double glazed sliding door with side windows. Parquet flooring.

HALL



6' 4" x 16' (1.93m x 4.88m)

Approached via glazed front door with two side windows. Central heating radiator. Staircase to first floor with cupboard under. Curved cornice. 8'6 tall ceiling height.

LOUNGE



12' 4" x 16' 3" max (3.76m x 4.95m)

into bay window with central heating radiator under. Light and spacious. Fireplace with inset electric fire. Curved cornice. Sliding doors opening into:-

SITTING ROOM



11' x 12' 4" (3.35m x 3.76m)

Light and spacious with patio doors overlooking rear wall enclosed courtyard garden. Fireplace.

DINING ROOM



7' 8" x 8' 9" (2.34m x 2.67m)

Fitted cupboard. Alcove. Window to rear

KITCHEN/BREAKFAST ROOM



9' 10" x 13' 9" (3m x 4.19m)

Terracotta style boarded floor. Fitted base and wall units. Breakfast bar. Inset single drainer stainless steel sink unit. Space for electric cooker, fridge, freezer and washing machine with plumbing. Central heating radiator. Window and door to:-

CONSERVATORY

10' x 7' 9" (3.05m x 2.36m)

Ceramic tiled floor. Double central heating radiator. Doors to each side.

SIDE LOBBY

Door from kitchen/breakfast room. Back door to front garden

TOILET

Low flush WC. Wash hand basin.

FIRST FLOOR

LANDING

French doors onto garage roof. Curved cornice. Fitted linen cupboard housing wall mounted Worcester gas central heating boiler (installed January 2022). Large opening to **attic** with pull down ladder

BEDROOM 1 (front)



11' 6" x 15' 8" (3.51m x 4.78m)

Stunning views from large front window. Fitted bedroom suite. Fitted cupboard.

BEDROOM 2 (rear)



10' 6" x 12' 4" (3.2m x 3.76m)

Central heating radiator. Curved cornice.

BEDROOM 3



7' 4" x 7' 6" (2.24m x 2.29m)

Central heating radiator. Side window & circular window. Curved cornice.

SHOWER ROOM



Large corner shower cubicle with electric shower. Low flush WC: Vanity wash hand basin with wall mounted mirror over. Alcove shelf. Full size central heated towel rail. Fully tiled walls & floor.

OUTSIDE



Low level brick wall and metal railing enclosed front lawn (artificial) with floral and shrub beds.

GARAGE

9' 10" x 20' (3m x 6.1m)

Up and over door. Electric light and power. Cold water tap



Private rear wall enclosed courtyard style garden, mainly paved with mature fruit trees, floral and shrub beds.

ATTACHED REAR SHED**6' 8" x 9' 8" (2.03m x 2.95m)**

Electric light and power

SERVICES.

Mains electric, water, drainage & gas. Gas central heating

COUNCIL TAX

Band 'E'

VIEWING

Via agent's office:-

Jim Raw-Rees & Co

1 Chalybeate Street

Aberystwyth

Ceredigion SY23 1HS

(01970) 617179

24-hour answer phone

OFFERS IN THE REGION OF:**£289,000 CHAIN FREE**

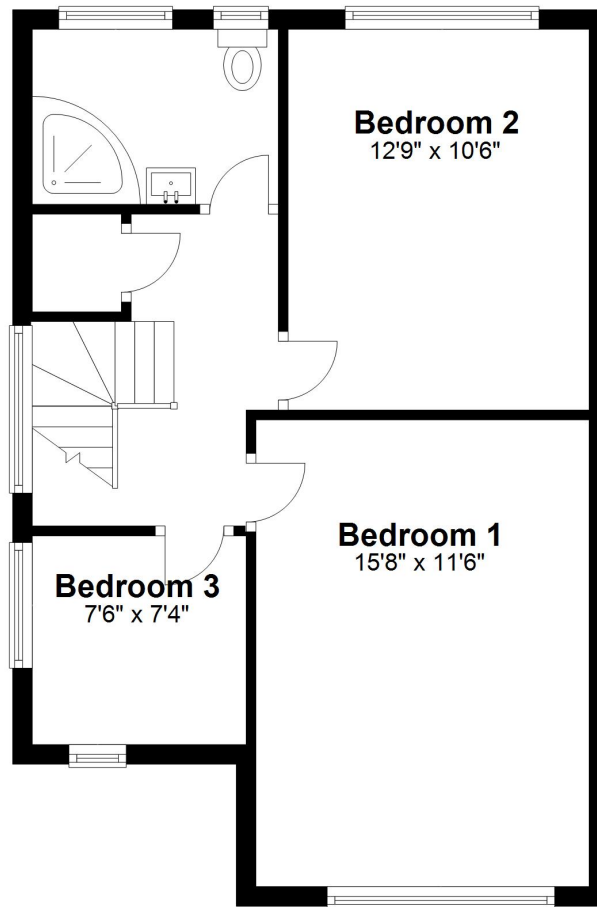
This property belongs to a family member of Jim Raw-Rees & Co., This declaration is made in accordance with the Estate Agents Act 1979

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



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.