



MORRIS MARSHALL & POOLE

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19 Elm Tree Avenue Aberystwyth, SY23 1LP

- Imposing semi detached property • 4/5 bedroom accommodation • Well maintained & centrally heated • Of traditional construction • Accommodation on three floors • Single detached Garage • Large extension suitable for conversion to annexe • Walking distance of Town centre and amenities • EER = 52 •



O.I.R.O £299,999

Aberystwyth Office 01970 625 020 aberystwyth@morrismarshall.co.uk

General Remarks & Situation The placing of Wisteria, 19 Elm Tree Avenue on the open market offers potential purchasers the opportunity to acquire a very fine example of a Victorian house, located in a prime position at the end of Elm Tree Avenue adjacent to Plascrug Avenue, a noted residential location within Aberystwyth.

The property has been well maintained in recent years having gas central heating and double glazing, in good decorative order however some works of upgrading and modernisation are likely to be required in the short term.

A special feature to this property is the construction, back in the 1930's, of a large Music Room, this lends itself to its current use or indeed for the conversion to a self contained annexe with services readily available.

Early viewing is strongly recommended for this very fine house and there is no onward chain.

Accommodation Upvc glazed entrance door to

Entrance Porch Glazed hardwood door to

Reception Hall Staircase to First Floor, radiator, fitted storage cupboard

Sitting Room With an attractive tiled open fireplace, radiator, bay window to front



Lounge With radiator, gas fire within a marble surround, fitted cabinets to side, under stair cupboard, glazed door to



Kitchen A range of base & eye level units, integrated stainless steel sink unit, glazed door to



Conservatory With radiator, wall mounted gas boiler which provides for central heating and domestic hot water, glazed door to rear yard



A special feature to this property and unique to others along Elm Tree Avenue, the property has been extended in the past to provide

A purpose built Music Room Of traditional construction in keeping with the main dwelling, bay fronted, two radiators, fireplace with fitted cabinets to either side and display book cabinets above.



Cloakroom With WC and wash hand basin

On The First Floor A pitched pine turning staircase to

Landing With radiator

Bathroom A coloured suite comprising panelled bath with electric shower over, WC, pedestal wash basin, fully tiled walls, radiator, toiletries cabinet

Bedroom 1 (front) With radiator



Bedroom 2 (rear) Original fireplace, radiator, Airing cupboard with insulated cylinder and slatted shelving



On The Second Floor Turning staircase to

Landing

Bedroom 3 (front) With radiator



Bedroom 4 (rear) With radiator



Box Room

Externally The property is approached via a wrought iron gateway to a paved entrance path which leads through a lawned fore garden with flowering borders and a wide variety of shrubs. Side access path leads to rear enclosed courtyard with raised border, pedestrian access onto Stanley Road leading to **Single detached Garage** of traditional brick and slate construction with inspection pit, power and lighting.

Tenure Freehold with Vacant Possession upon Completion of the Purchase.

Services Mains electricity, water and drainage are connected. Gas fired central heating. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings Council Tax Band (F)

Viewings By prior arrangement with the selling agents Aberystwyth office on - 01970 625 020.

Negotiations All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Directions From our office in Terrace Road proceed along North Parade into Northgate Street, keep right into Thespian Street then keep left turning into Stanley Road. Turn right and follow the road to the left onto Elm Tree Avenue where upon the property can be found on the left hand side, at the end of the road.

Energy Performance Certificate A full copy of the EPC is available on request

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref: Aberystwyth Office: Tel: 01970 625 020

Ref: A19.012 Date: 28.03.19

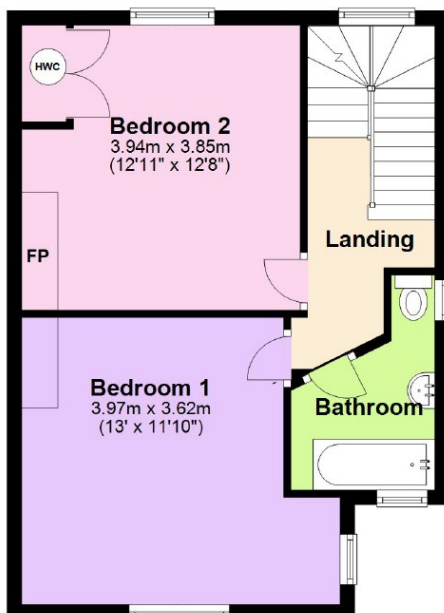
MMP Survey Department If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.

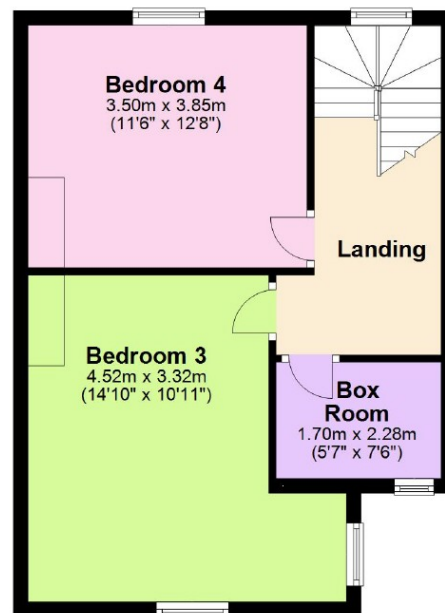
Ground Floor



First Floor



Second Floor



The Floor plans are for guidance only.
Plan produced using PlanUp.

19 Elm Tree Avenue, Aberystwyth