



**Afallon 3 Elm Tree Avenue,
Aberystwyth Ceredigion SY23 1LP**
Guide price £325,000



For Sale by Private Treaty

A large Victorian 5/6 bedroom end of terrace house together with garage, parking space and rear garden. Views over a tree lined avenue and the town, it is convenient to schools and major employers.

Afallon
3 Elm Tree Avenue
Aberystwyth
SY23 1LP

Afallon is well positioned in the town in a popular residential area within level walking distance of the town centre and within close proximity to the University, National Library of Wales, Bronglais Hospital, Welsh Government and both Primary and Secondary Schools.

The commodious accommodation is well laid out on the ground, first and second floor as highlighted on the attached floor plan. The property is heated by a gas central heating system; with a new boiler having been installed in November 2023. The windows are double glazed. Afallon has the benefit of a detached garage and parking space for small car to the rear as highlighted in the photograph.

Afallon is an excellent opportunity for prospective purchasers to acquire a multi-purpose family home which can be updated to their own specifications.

TENURE

Freehold

SERVICES

All main services are connected. BT Fibre Connection.

COUNCIL TAX

Band G

VIEWING

Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd., 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Afallon provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

FRONT PORCH



with glazed entrance door with side stained glass features to

RECEPTION HALLWAY



Window to side with coloured stained glass feature. Stairs to first floor, radiator and doors to

LIVING ROOM

13'9 x 15'2 max to bay window (4.19m x 4.62m max to bay window)



Bay window to fore. Tiled fireplace. Wall lights. Radiator.

DINING ROOM

14'1 x 12'1 (4.29m x 3.68m)



Tiled fireplace with shelved recess to each side, radiator and window to rear.

SHOWEROOM

10'8 x 4'3 (3.25m x 1.30m)



Washbasin, WC and shower cubicle. Radiator, part tiled walls. Obscured window to rear.

REAR HALLWAY

with understairs storage cupboard with shelving and electrical meter, quarry tiled floor. Walk in pantry with shelving and original slate cold slab.

KITCHEN

13'6" x 11' (4.11m x 3.35m)



Single drainer stainless steel sink unit with mixer tap. Base and eye level units with cupboard space and worktops over. Fitted Hotpoint double oven electric cooker and 4 ring hob. Eye level units, quarry tiled floor, cooker point and window to side. Door to side porch with door to garden.

UTILITY ROOM

7'8" x 11'1" (2.34m x 3.38m)

Belfast sink, base unit with appliance space and worktop over. Plumbing for automatic washing machine, recess cupboard. Wall mounted Worcester gas fired central heating boiler (installed November 2023). Door and window to side, gas meter. Quarry tiled floor and door to

FIRST FLOOR ACCOMMODATION

REAR WING

BATHROOM

7'3" x 8'3" (2.21m x 2.51m)



WC, bath and washbasin, radiator, 1/2 tiled walls, shaver point and light. Obscured window to side.

BEDROOM 1

8'8" x 11' (2.64m x 3.35m)



Fitted wardrobe, airing cupboard and shower cubicle, radiator, window to side.

MAIN LANDING

with stairs to 2nd floor accommodation, radiator. Door to

BEDROOM 2

13' x 12'2 (3.96m x 3.71m)



Fitted wardrobes, radiator and window to rear.

BEDROOM 4

6'4 x 8'8 (1.93m x 2.64m)



Washbasin, radiator and window to fore.

BEDROOM 3

13'5 x 15'9 max to bay window (4.09m x 4.80m max to bay window)



Fine views over Plasgrug Avenue, radiator.

SECOND FLOOR ACCOMODATION

BEDROOM 5

11' x 12'1 (3.35m x 3.68m)



Large walk-in wardrobe, radiator and window to rear.

SECONDARY LOUNGE/ BEDROOM 6

12'7 x 11'7 (3.84m x 3.53m)



Alternatively a bedroom. Window to fore with views over the town, radiator.

KITCHENETTE

6'2 x 12'8 max (1.88m x 3.86m max)



Alternatively a single bedroom or office. Single drainer sink unit, window to side and eye level unit.

EXTERNALLY



Small paved enclosed front garden with access to front entrance door. Low maintenance paved garden to the rear with raised flower borders. Door to side and door to

DETACHED GARAGE

9'9 x 17'3 (2.97m x 5.26m)



Up and over door and window to side. Power connected. Parking space for small car.

DIRECTIONS

(What3Words: scarcely.prayers.simmer)

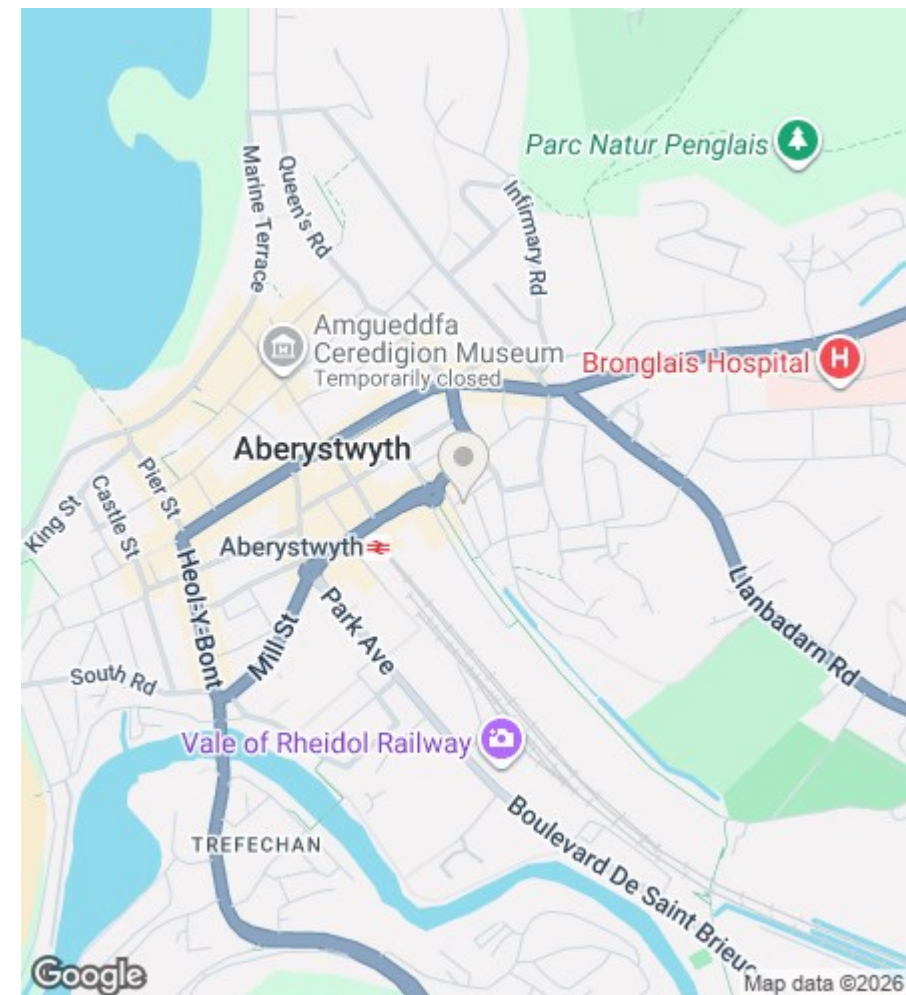
On foot from the office proceed towards the Railway Station. Turn left on to Alexandra Road. Elm Street Avenue is opposite Morris & Bates Solicitors, just off the mini roundabout.

VIEWS





Afallon, 3 Elm Tree Avenue, Aberystwyth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com