



8 Edgehill Road,
Aberystwyth Ceredigion SY23 1LZ
Guide price £170,000



For Sale by Private Treaty

Well situated in a popular residential area a terraced 2 Bedroomed house in need of refurbishment.

8 Edgehill Road
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Ceredigion
SY23 1LZ

The accommodation at present comprises of living room, kitchen and bathroom on the ground floor with 2 bedrooms on the first floor. There is a single storey flat roof extension to the rear of the property.

A complete refurbishment is required as highlighted in the photographs.

Edgehill Road on the Buarth is an ever-popular residential area. The house is convenient to the town centre and to the University, National Library of Wales and Bronglais Hospital.

Aberystwyth is an important social, leisure and educational hub on the West Wales Coast with a good selection of both local and National retailers in addition to tourist related attractions.

TENURE

Freehold

SERVICES

Mains services are connected. Dated gas fired central heating system. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 or sales@aledellis.com

COUNCIL TAX

Band D

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.

8 Edgehill Road provides for the following accommodation. All dimensions are approximate. All images have been taken with a digital angle lens.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

Radiator, stairs to first floor accommodation. Door to

LIVING ROOM

10' x 17'6 (3.05m x 5.33m)



Window to fore, feature fireplace with rear central heating boiler. Recess cupboards. Under stairs storage cupboard, radiator.

BASIC KITCHEN

16'5 x 9'7 (5.00m x 2.92m)



Double bowl sink with mixer tap. Dated kitchen units, radiator, cooker point. Door and window to rear.

Small inner hall with airing cupboard and door to

BATHROOM

7'5 x 4'5 (2.26m x 1.35m)



Washbasin, WC and bath with shower over. Obscured window to rear, radiator, part tiled.

FIRST FLOOR

LANDING

Door to

BEDROOM 1

12'5 x 8'6 (3.78m x 2.59m)



Fitted mirrored wardrobes, radiator and window to fore.

BEDROOM 2

8'5 x 8'6 (2.57m x 2.59m)



Bedroom furniture, radiator. Window to rear.

EXTERNALLY



Enclosed rear paved garden.

DIRECTIONS

(What3Words///equipment.fats.wades)

Edgehill Road can be approached from several directions. For the first inspection proceed to the bottom of Penglais Hill. Turn left just after the Coopers Arms on the A44 Llanbadarn Road. Turn right at the first crossroads and proceed up the hill and Edgehill Road is the second street on the right-hand side. The property is denoted by a For Sale sign.

Ground Floor



First Floor

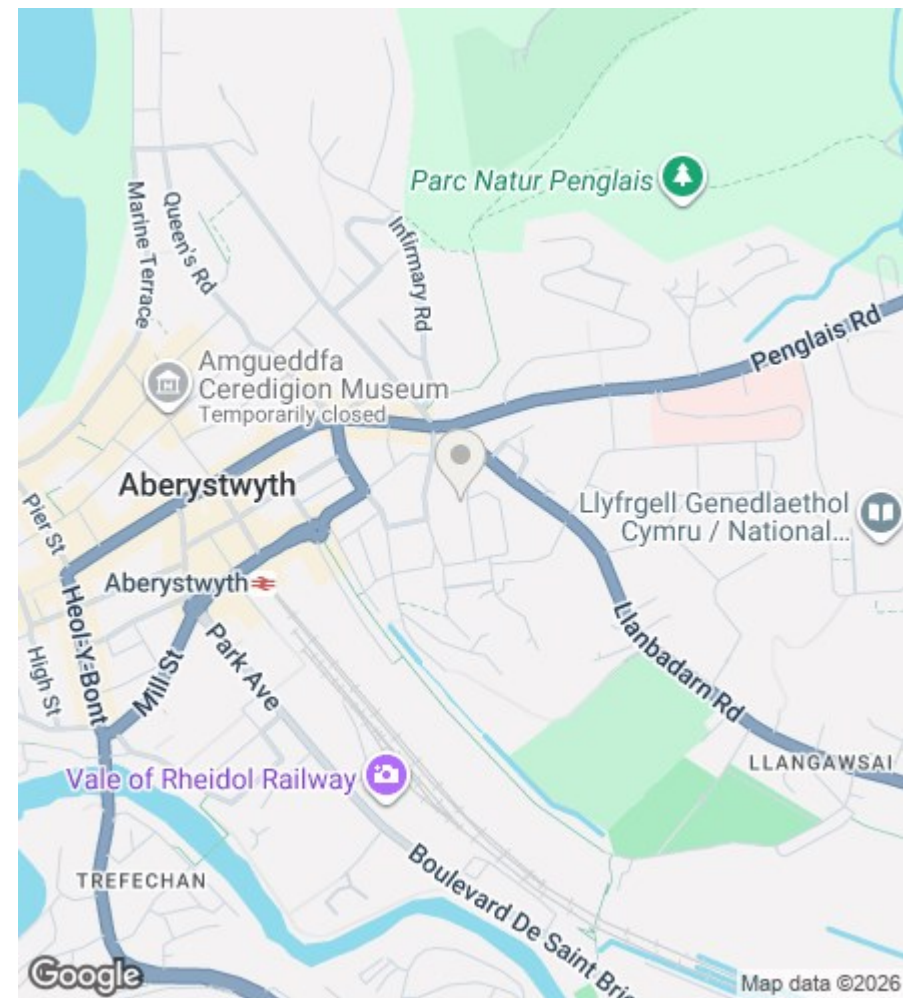


Total area: approx. 63.9 sq. metres (687.4 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

8 Edgehill Road, 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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