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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**Porth Ceri Penglais Road, Aberystwyth, SY23 2EU**

**Asking Price £495,000**

A superbly positioned double-fronted period house on the level yet on the outskirts of Aberystwyth, convenient to Bronglais General Hospital and the Aberystwyth University campus. This substantial, detached 4 bedroom period house with the benefit of gas-fired central heating and attractive internal features such as timber flooring, pitch pine staircase and doors, provides well-proportioned family-sized accommodation with detached garage, ample off-road parking and rear terraced gardens.

## Location

One of the main features of this property is its great location convenient to Bronglais General Hospital, Aberystwyth University, the National Library of Wales and is within easy walking distance of the town amenities including a good range of national retail outlets such as Tesco, M&S, Next etc.

## Description

A lovely, period home retaining many character features, yet with modern conveniences including gas-fired central heating and uPVC double glazing. The property provides the following accommodation:

### Front composite entrance door

To:

### Reception Hallway



With exposed oak flooring, radiator, understairs storage cupboard and stairs to first floor.

### Living Room

21'9 x 13'8 (6.63m x 4.17m)



With attractive front bay window, side window, feature fireplace and rear French doors to rear patio area.

### Kitchen

10'9 x 9'3 (3.28m x 2.82m)



With a range of kitchen units at base and wall level incorporating an eye level oven, two ring gas hob, one and a half bowl sink unit, Royal Blue Rayburn Range (being gas-fired) and having back boiler for domestic hot water and central heating supplies.

### Rear Hallway / Utility area

With rear entrance door, quarry tiled floor, plumbing for automatic washing machine and cloakroom off.

### Cloakroom

With W.C.

### Sitting Room / Dining Room

16'3 x 10'9 (4.95m x 3.28m)



With front bay window, side window, tiled fireplace and recessed shelving.

## First floor



Attractive pitch pine staircase with front window off half-landing. Access to loft and doors to bedrooms.

## Bedroom 1

17'1 x 12'1 (5.21m x 3.68m)



With fitted wardrobes, wash handbasin, radiator and double aspect windows.

## Bedroom 2

13'9 x 9'3 (4.19m x 2.82m)



With recessed cupboard, radiator and windows to side and rear.

## Bedroom 3

12'1 x 17'1 (max into bay) (3.68m x 5.21m (max into bay))



With bay window, window to side, fitted wardrobes and wash handbasin.

### Bedroom 4

9'4 x 6'9 (2.84m x 2.06m)



Currently used as a dressing room with built-in wardrobes.

### Bathroom

9'8 x 5'9 (2.95m x 1.75m)



Having panelled bath with separate shower cubicle housing Mira shower unit, toilet, wash handbasin set in a modern vanity unit, heated towel rail and fully tiled walls. With two windows to rear and airing cupboard housing copper cylinder.

### Externally



One of the main features of this property is the ample parking leading to a detached garage with rear workshop area, attractive rear patio perfect for alfresco dining with raised, terraced garden having an abundance of flower and shrub borders, vegetable beds and shrubs.

### Detached Garage

17'8 x 9'1 (5.38m x 2.77m)



With front sliding door and side courtesy door.

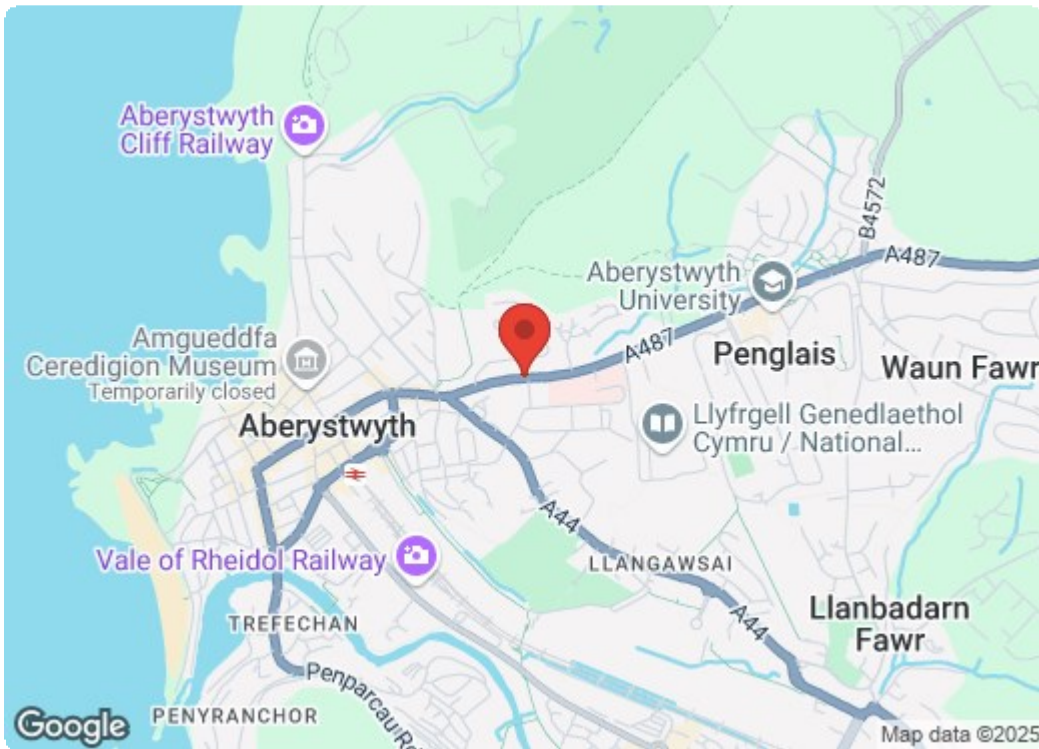
## Council Tax Band F



Council Tax Band F with amount payable for 2025 / 2026 being £3471.

### Services

We are informed the property is connected to mains electricity, gas, water and drainage with gas fired central heating and double glazing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB**  
**Tel: (01570) 422395**

**MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE**  
**Tel: (01570) 480444**

**5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG**  
**Tel: (01267) 236611**

*Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.*