



**Bryn Y Graig Brynymor Road,
Aberystwyth Ceredigion SY23 2HX
Guide price £435,000**



For Sale By Private Treaty

Enjoying a superb quiet edge of town location near Constitution Hill, a commodious detached 4 bedrooomed house with garage/ off road parking and large rear garden known as

BRYN Y CRAIG
BRYNYMOR ROAD
ABERYSTWYTH
CEREDIGION
SY23 2HX

Bryn Y Graig enjoys a slightly elevated location within walking distance of Aberystwyth promenade and the town centre. There is a pleasant outlook to the fore overlooking Constitution Hill. Aberystwyth is a popular University town with a good range of both local and national retailers. The University is a major employer together with the Nation Library of Wales and Bronglais Hospital.

Bryn Y Graig provides for well laid out 4 bedrooomed family accommodation as highlighted on the attached floor plan. The property is in need of some modernisation which will be evident on inspection. The large rear garden is well stocked with trees and shrubs and there is a paved patio (above the garage) to the fore.

TENURE

Freehold

SERVICES

All main services are connected.

COUNCIL TAX

Band F

VIEWING

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com



RECEPTION HALLWAY



with under stairs storage cupboard, stairs to first floor accommodation, wooden floor and radiator. Door to

LIVING ROOM

11'4 x 17'5 max (3.45m x 5.31m max)



with bay window, fireplace and 2 radiators.

DINING ROOM

12'3 x 12'3 (3.73m x 3.73m)

**KITCHEN**

11'4 x 11'6 (3.45m x 3.51m)

**UTILITY ROOM**

10'3 x 11'3 (3.12m x 3.43m)



with a serving hatch from the kitchen, bay window, recess cupboard and 2 radiators.

comprising 1½ bowl stainless steel sink unit with mixer tap, base units with appliance spaces. Eye level units, radiator, part tiled and window to side. Double doors to

comprising Belfast sink, slate floor and plumbing for automatic washing machine. Shelving, radiator and window to side.

REAR PORCH

9'6 x 3'8 (2.90m x 1.12m)

housing the wall mounted gas fired central heating boiler, gas and electric metres. Door to rear and door to

BREAKFAST ROOM

6'8 x 14'3 (2.03m x 4.34m)



with base unit, shelving, recess cupboard and radiator. French doors to rear.

**FIRST FLOOR ACCOMMODATION****LANDING****REAR WING**

with doors to

BATHROOM

11'5 x 4'8 (3.48m x 1.42m)

comprising wc, bath and wash hand basin. Radiator and window to side.

SHOWER ROOM

4'9 x 8' (1.45m x 2.44m)



comprising wash hand basin, shower cubicle, wc, shaver point and light. Mirrored splashbacks and towel rail.

MAIN LANDING

with ladder access to roof space and doors to

BEDROOM 1

16'3 x 12'1 (4.95m x 3.68m)



with 2 radiators, recess cupboard, bay window and other window to fore.

BEDROOM 2

9'4 x 15'4 (2.84m x 4.67m)



with radiator, feature fireplace and bay window to fore.

BEDROOM 3

12' x 11'7 (3.66m x 3.53m)



with radiator, airing cupboard and window to rear.

BEDROOM 4

9'6 x 8'2 (2.90m x 2.49m)



with radiator, shelving and window to rear.

EXTERNALLY

GARAGE



to the fore with vehicular hard standing and a paved patio area over.

OUTBUILDING



2 outbuildings and wc immediately to the rear with a further garden shed to the other side of the property.

GARDEN



Large rear garden predominantly laid to lawn with mature shrubs and trees.

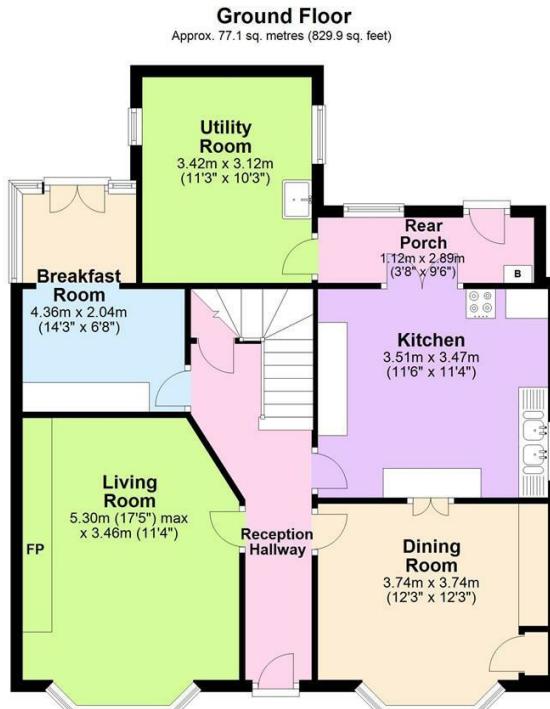


DIRECTIONS

(WHAT3WORDS – finds.sublet.momentous)

Proceed towards the bottom of Constitution Hill before turning right onto the Bryn Y Mor road. Bryn Y Graig is a short distance along the lane on your right hand side denoted by a for sale board.



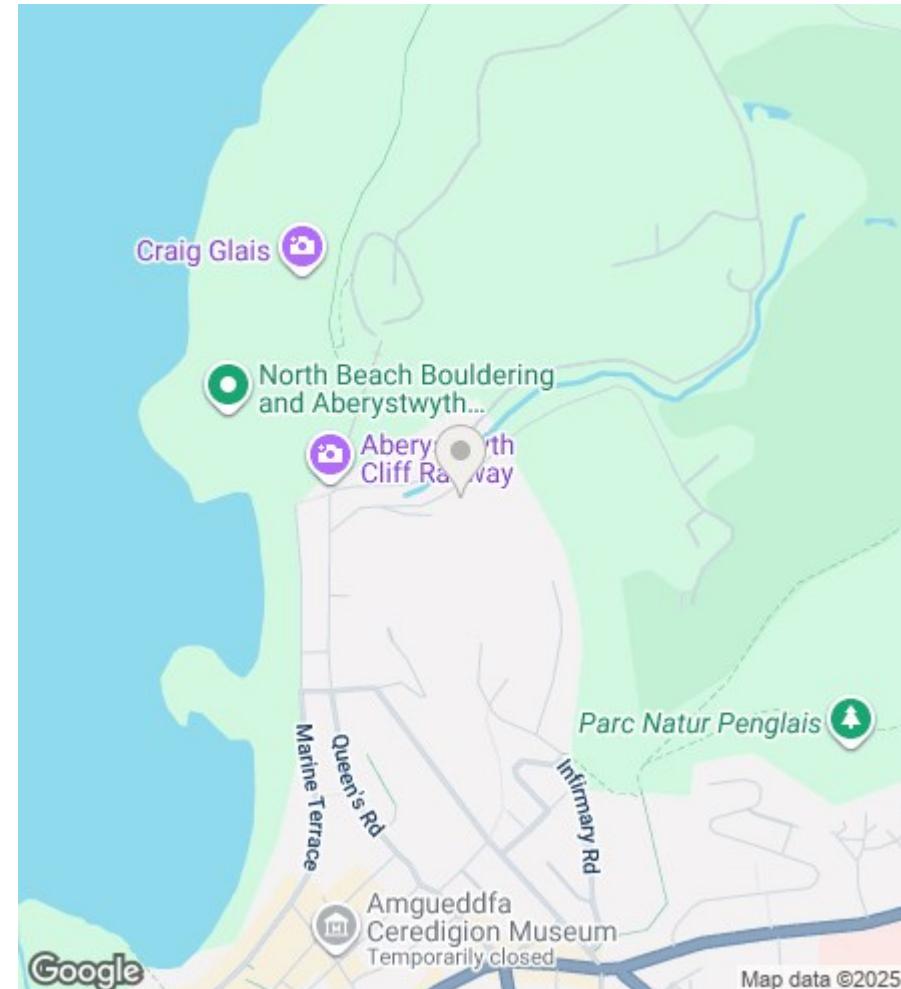


Bryn Y Graig, Brynymor Road, Aberystwyth

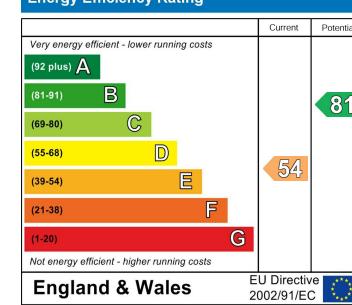
16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

