



**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 bedroomed 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 bedroomed 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



Bryn Y Graig provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

**GROUND FLOOR**

**FRONT ENTRANCE DOOR TO**

**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 )



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

### KITCHEN

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



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

### 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

### UTILITY ROOM

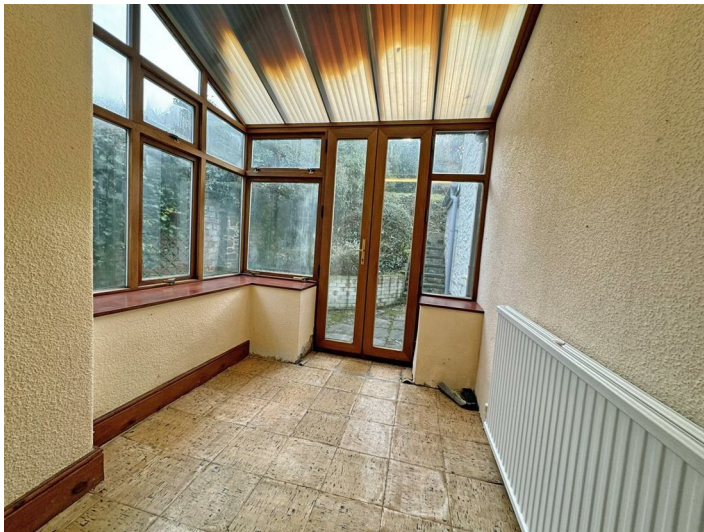
10'3 x 11'3 (3.12m x 3.43m )



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

## 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



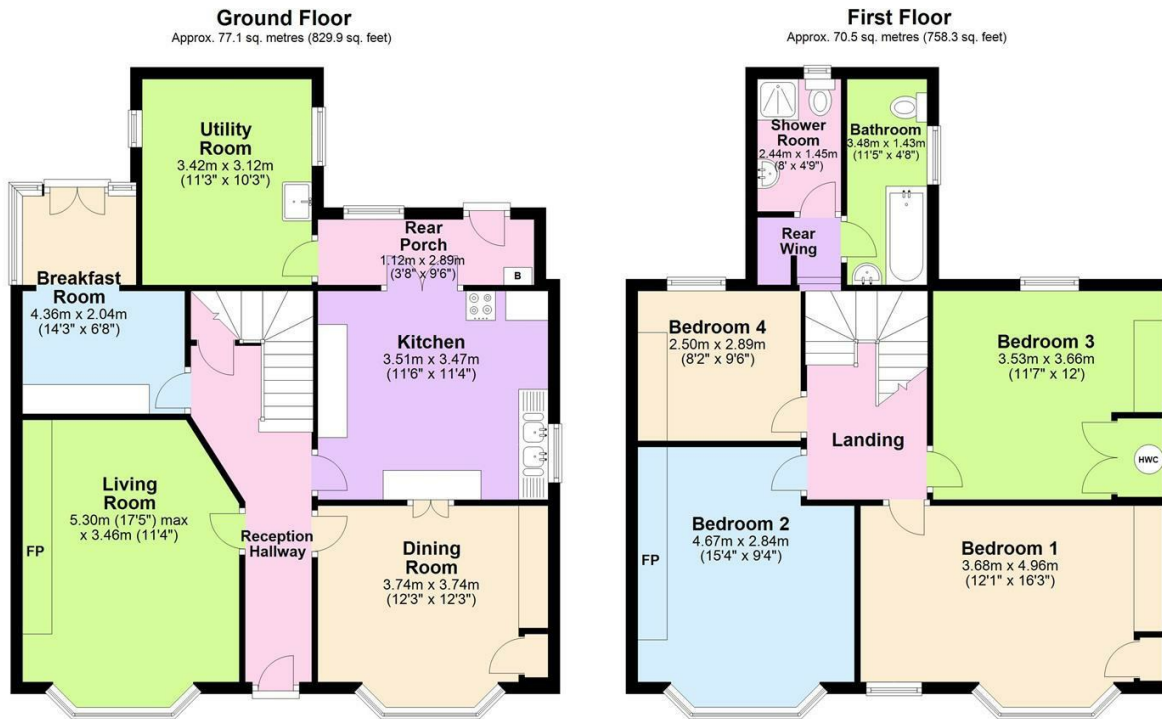
Large rear garden predominantly laid to lawn with mature shrubs and trees.



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.

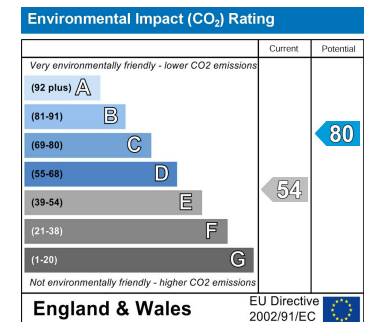
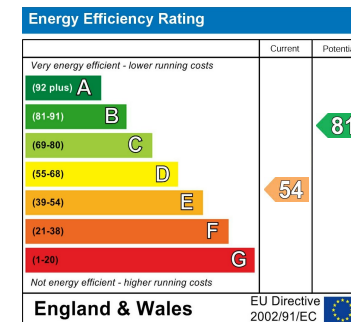
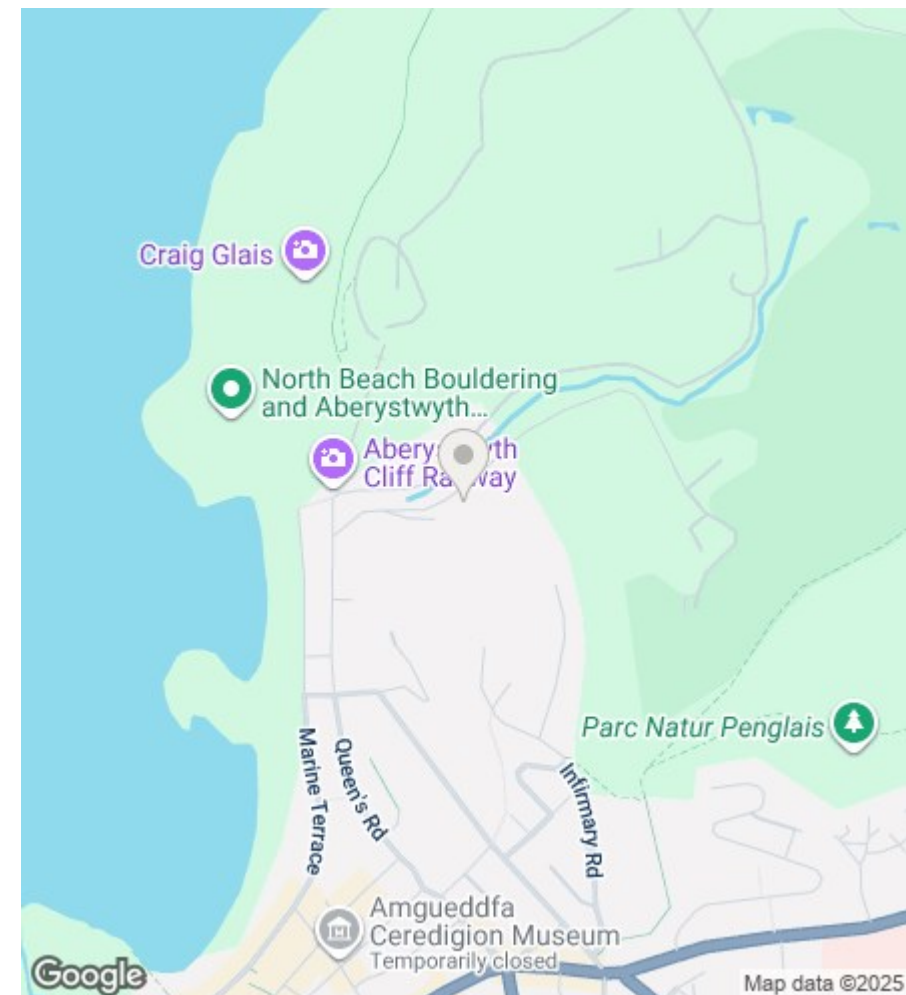




Total area: approx. 147.5 sq. metres (1588.2 sq. feet)

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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Bryn Y Graig, Brynymor Road, Aberystwyth**



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