



**Wernheli Felin Y Mor,
Aberystwyth SY23 1BU
Guide price £550,000**



A fantastic opportunity to purchase a detached 3 bedroomed house with spacious rear garden, garage and private driveway in one of Aberystwyth's most sought after locations with exceptionally stunning sea views.

Wernheli is situated in the ever popular area of Felin Y Mor, within walking distance of Tanyblwch beach, the promenade and the town itself. Aberystwyth is an important Mid Wales town with a range of local and national retailers as well as being convenient to some major employers such as Bronglais Hospital, The National Library and The University.

The property was built in the year 2000 and has been very well maintained by the original owners whom also designed the well laid out accommodation. The upside down styled layout enhances the views from the main living areas but the house has the benefit of having bedroom/s on both floors. Seldom do properties like Wernheli come to market which is why we highly recommend early inspection!

Tenure

Freehold.

Services

All mains services connected.

Council Tax

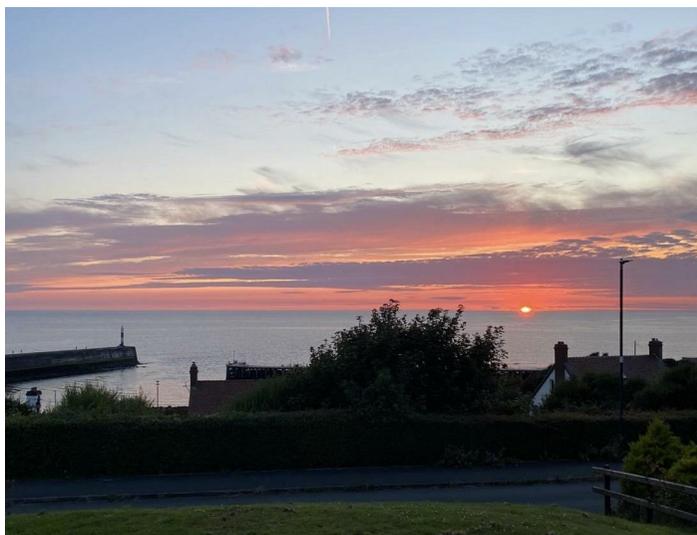
Band F.

Viewing

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

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

Access on ground floor to front entrance door or access via the low level paved steps up to



Rear Entrance Door
Into

Utility Room

6'11" x 7'6" (2.12m x 2.30m)



With a range of base and eye level, appliance spaces and windows to rear.

Kitchen Dining Room

21'5" x 10'10" (6.55m x 3.31m)



A bright and spacious open plan kitchen dining room with a range of base & eye level wooden kitchen units, integrated double oven, gas hob and breakfast bar/worktop. Stainless steel sink with mixer tap, window to rear and window to fore with wonderful sea views.



Landing Hallway

11'1" x 9'4" (3.39m x 2.86m)



A stunning feature in the home, a lovely seating area and view point with full length gallery windows with far reaching uninterrupted sea view overlooking the jetty and harbour bay.

Living Room

12'6" x 18'5" (3.82m x 5.63m)



A commodious yet cosy living room with gas feature fireplace and stone surround, radiators, windows to side and fore again with the outstanding front sea views.





Upstairs Bedroom 1
11'5" x 13'3" (3.5m x 4.06)



A comfortable primary bedroom with two storage cupboards, window to rear garden, Jack & Jill door through to bathroom, radiator and access to loft space.

Bathroom



Comprising a panelled bath tub with mains shower over, wc, wash hand basin set in vanity unit with mirror above, fully tiled flooring and walls with obscured window to rear.

From Landing Stairs Down to Ground Floor Accommodation

Reception Hallway



With front porch and double glazed entrance doors. Understairs storage cupboard, radiators, double linen cupboard with doors to and through to

Storage Room/Office

6'5" x 18'10" (1.96m x 5.75m)



A useful storage room/library area.

Bedroom 3

12'6" x 10'7" (3.83m x 3.24m)



With window to fore boasting sea views and radiator.

Bedroom 3
13'1" x 7'4" (4.00m x 2.26m)



A double bedroom with window to fore, radiator and lovely sea views as highlighted in the photograph.

Showroom



Comprising a corner walk in shower cubicle, wc, wash hand

basin set in vanity unit and obscured window to side with fully tiled walls and flooring.

Integral Garage

A sizeable garage with window to side and up & over door.

Externally



The property is approached via a steeply slopping tarmac driveway with front lawn and seating area. To the side there are concrete steps gradually levelled to the large rear patio and gardens.



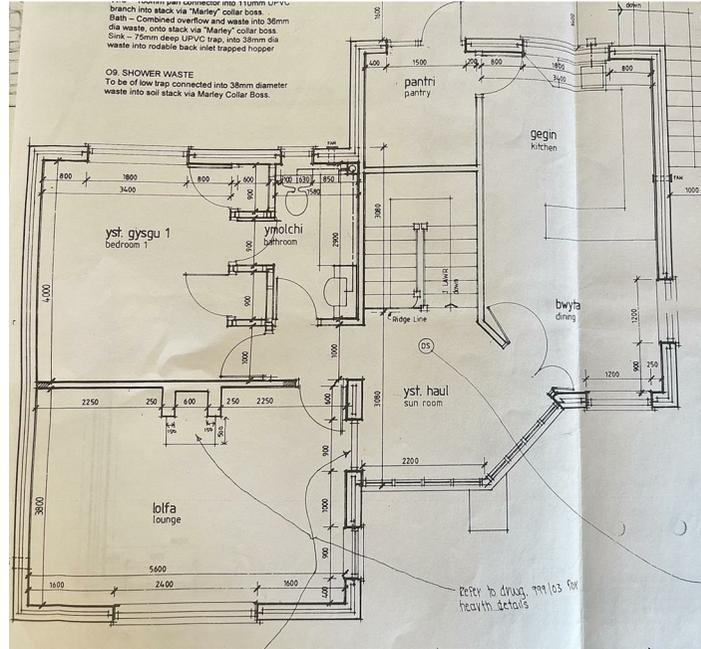
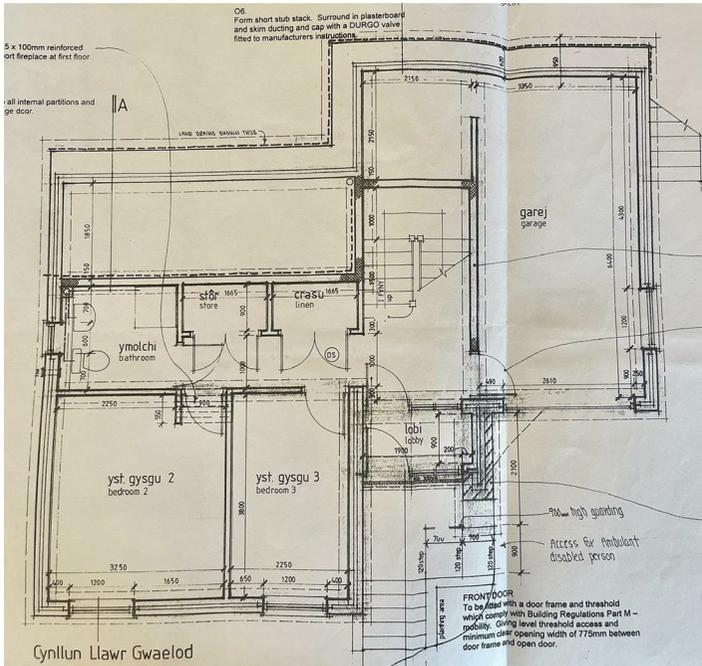
Rear Garden



The garden has been beautifully landscaped with areas of matured shrubs and flowers and whilst also providing for flat lawn areas.



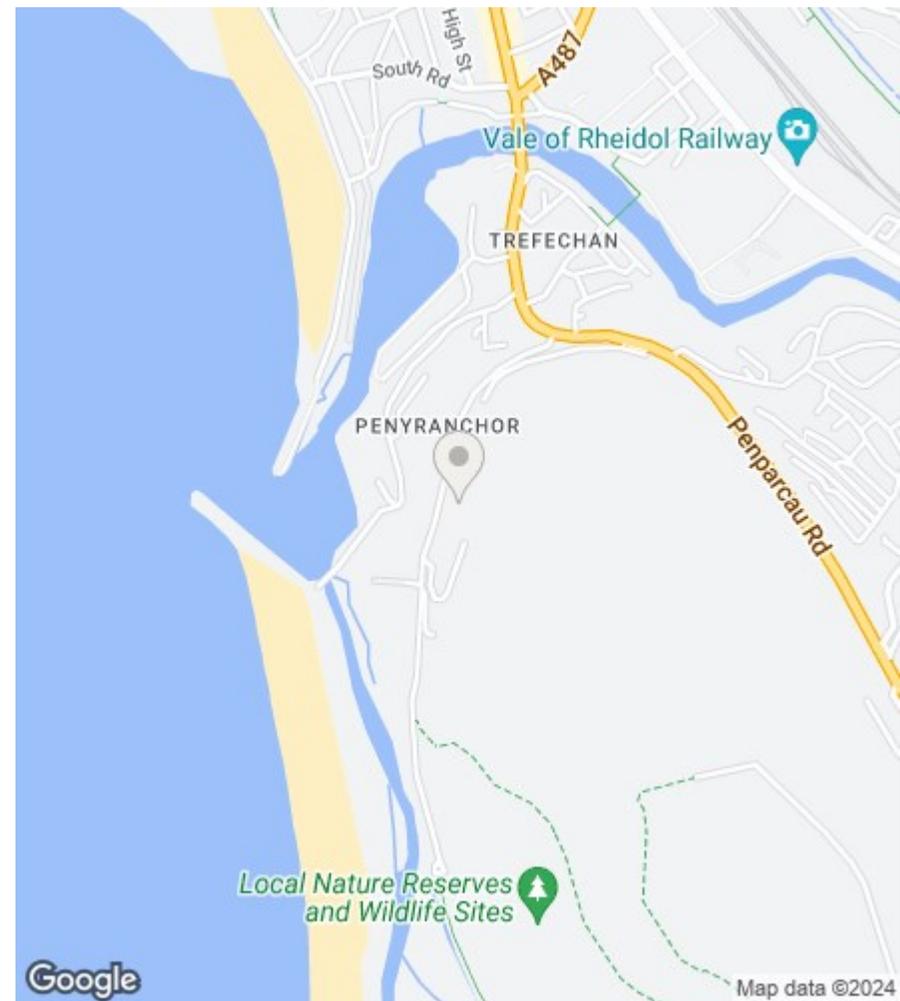
Floorplans



Directions

From Aberystwyth the main A487 coastal trunk road south out of town over Trefechan Bridge. Turn 2nd right after the Fire Station (also on the right) on to Felin Y Mor and the property is the 9th house on your left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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		

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