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**Y Nyth Poplar Row,
Aberystwyth Ceredigion SY23 2JX
Guide price £240,000**

Recently refurbished to a high standard, an end of terraced traditional 2/ 3 bedroomed house.

Energy Efficiency Rating : 70
Tenure : Freehold
Council Tax Band : TBC

Y Nyth Poplar Row, Aberystwyth, Ceredigion, SY23 2JX

Recently refurbished to a high standard, an end of terraced traditional 2/ 3 bedroomed house.

The property has recently been completely refurbished and extended to a high standard by the vendor and an early inspection is highly recommended. The recently fitted kitchen, bathroom suite and the first floor shower room are all of a high specification.

The ground floor accommodation comprises of:- Large kitchen/ living room, dining room, bedroom/ sitting room and bathroom with 2 bedrooms and shower room on the first floor. Externally there is a small garden area to the rear with rear pedestrian access and a right of way through the garden in favour of the adjoining property.

Y Nyth is within level walking distance of Aberystwyth town centre. The town having a good range of both social, leisure and educational facilities to for the large local and student populations. Y Nyth is also convenient to major employers situated in or near the town to include the University, National Library of Wales and Bronglais hospital.

Y Nyth provides prospective purchasers with an excellent opportunity to acquire a fully modernised property within a short level walking distance of the town centre, the railway station and the Promenade.

TENURE:

Freehold

SERVICES:

All services are connected. Gas fired central heating. UPVC double glazing.

VIEWING:

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

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

HALF GLAZED FRONT ENTRANCE DOOR TO

DINING ROOM

10'5 x 13'4 (3.18m x 4.06m)



with oak stair case to first floor accommodation, recess cupboard housing the service metres, radiator, Antico flooring and 2 windows to side.

SITTING ROOM/ BEDROOM 1

14'8 x 9'9 (4.47m x 2.97m)



with an attractive slate floor, radiator and window to fore.

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SPACIOUS LIVING ROOM/ MODERN KITCHEN



LIVING AREA



with french doors to small rear garden area and radiator.

KITCHEN AREA



comprising a comprehensive range of easy close base units

with worktops over, eye level units and breakfast bar. Single drainer sink unit with mixer tap, integrated dishwasher, Zanuzzi double oven and AEG 4 ring gas hob. Other kitchen appliance maybe available by separate negotiation. Wall mounted gas fired central heating boiler, plumbing for automatic washing machine, roof light, ceiling lights and window to side. Door to

MODERN BATHROOM

6'8 x 8'3 (2.03m x 2.51m)



comprising Victorian style bath with shower mixer tap over, wash hand basin and wc. Heated towel rail, extractor fan and obscured window to side.

FIRST FLOOR ACCOMMODATION

LANDING

with doors to

BEDROOM 2

10'7 x 10'7 (3.23m x 3.23m)



with Stained glass feature, recess linen cupboard with radiator and light. Window to fore and radiator.

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BEDROOM 3

10'6 x 9'9 (3.20m x 2.97m)



with window to fore and radiator.

SHOWER ROOM



comprising shower cubicle with electric shower, low level flush wc, wash hand basin and heated towel rail.

EXTERNALLY

Small rear garden with side pedestrian access and right of way in favour of the adjoining property.

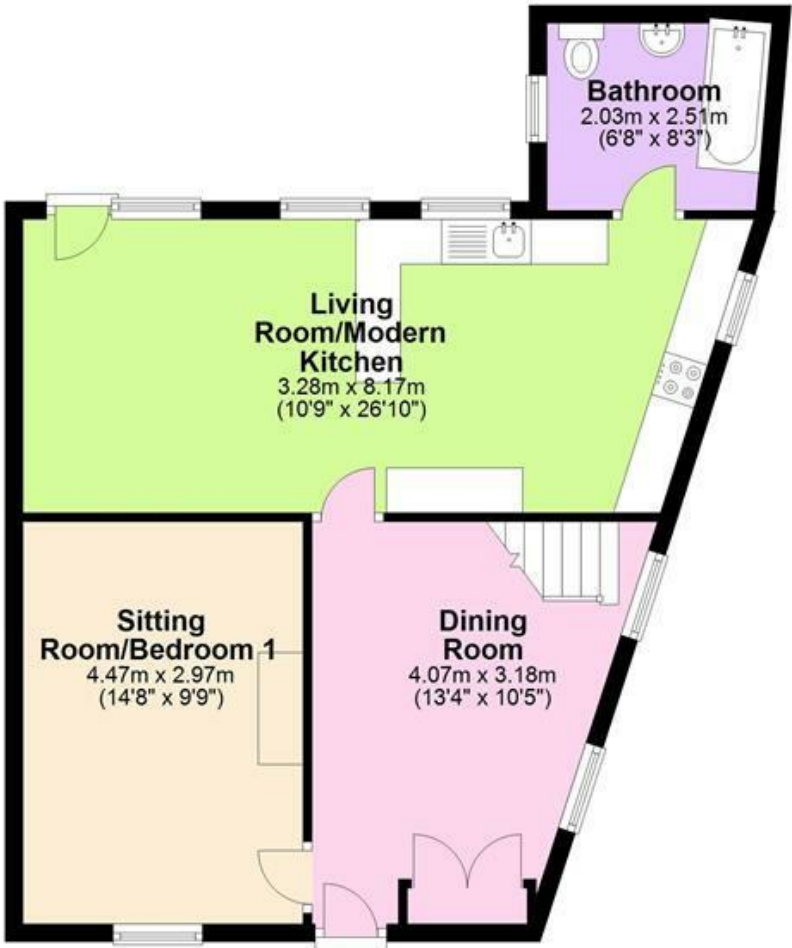
DIRECTIONS

On foot from the office, turn right and take the 2nd turning left onto Alexandra Road, proceed to the very end of the street and Poplar Row is the street directly in front of you and proceed up Poplar Row and Y Nyth can be seen on the right hand side.



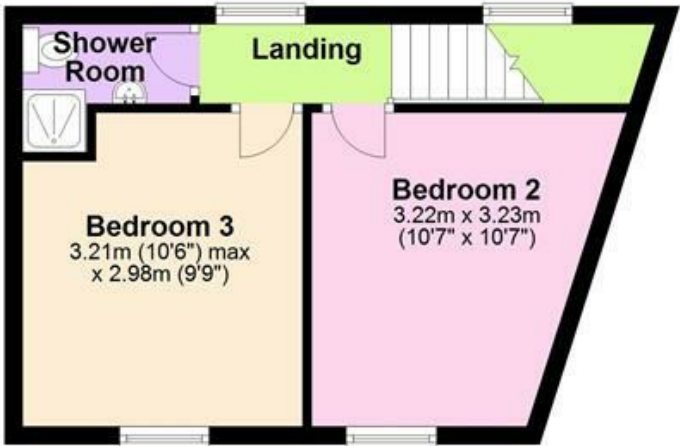
Ground Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 88.1 sq. metres (947.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Y Nyth , Poplar Row, Aberystwyth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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		87
(81-91) B		
(69-80) C	67	
(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		