



16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com



**Burlington, 9 Stanley Road,
Aberystwyth Ceredigion SY23 1LS**

Guide price £289,950

A well situated 5/6 bedroomed terraced town property with detached garage to the rear.
(EER 66)

Burlington, 9 Stanley Road, Aberystwyth, Ceredigion, SY23 1LS

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Stanley Road is a popular residential area situated within level walking distance of Aberystwyth town centre. The town has a good selection of both local and national retailers in addition to most of the major banks and building societies. Aberystwyth is also a popular coastal resort and has a vibrant University.

Burlington is an unspoilt town property providing for spacious centrally heated and double glazed family accommodation. To the rear of the property there is a sought after detached garage with access on the rear service lane. There is unrestricted street parking to the fore.

TENURE:

Freehold.

SERVICES:

All mains services are connected.

VIEWING:

Strictly by appointment through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion, SY23 1NP 01970 626160 sales@aledellis.com

Burlington 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

PORCH

with access to

RECEPTION HALLWAY

Tiled floor, radiator, under stairs storage cupboard, stairs to first floor accommodation. Door to

FRONT LIVING ROOM

13' x 11' (3.96m x 3.35m)



Bay window, radiator, telephone point.

DINING AREA

11' x 10' (3.35m x 3.05m)



Feature fireplace with recess cupboards to each side, radiator and feature archway leading to

KITCHEN AREA

16' x 9' maximum (4.88m x 2.74m maximum)



Modern base units incorporating an electric oven with four ring hob over, worktops over with tiled splashbacks and cooker point. Eye level units with extractor fan. Single drainer stainless steel sink unit and breakfast bar. Radiator, tiled floor, walk in pantry housing the wall mounted gas fired central heating boiler and with plumbing for automatic washing machine.

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FIRST FLOOR ACCOMMODATION

BATHROOM

6' x 7' (1.83m x 2.13m)



Bath with Triton shower and screen, wc and wash handbasin set in vanity cupboard. Heated towel rail, extractor fan and fully tiled walls.

BEDROOM 1

11' x 10' (3.35m x 3.05m)



window to rear, radiator, shelving.

BEDROOM 2

10' x 11' (3.05m x 3.35m')



window to fore, radiator.

STUDY / BEDROOM 3

6'1' x 7' (1.85m x 2.13m)



window to fore, radiator.

SECOND FLOOR ACCOMMODATION

SHOWER ROOM

7' x 5' (2.13m x 1.52m)

Shower cubicle with Triton shower, wc, pedestal wash handbasin, obscured window to rear, extractor fan, tiled walls.

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BEDROOM 4

11' x 11' (3.35m x 3.35m)



part sloping headroom, velux window, radiator.

BEDROOM 5

10' x 10' (3.05m x 3.05m)



window to fore, radiator.

SINGLE BEDROOM/ OFFICE

7' x 7' (2.13m x 2.13m)



part sloping headroom, radiator.

EXTERNALLY

Front railed front garden with pedestrian path to front entrance door. Rear garden with small garden store (former wc) and

DETACHED GARAGE

20'6 x 10'9 approximate (6.25m x 3.28m approximate)



with access on to the rear service lane.



DIRECTIONS

SN 5867 8167

From the office follow the one way system down North Parade bear right on to Thespian Street and Stanley Road commences (directly in front of you) on the bend. No 9 is on your right hand side.



