



**3 Hillside, Clarach**  
**Aberystwyth Ceredigion SY23 3DQ**  
**Guide price £235,000**



## For Sale by Private Treaty

Well located on the edge of town a detached and well presented 2 bedroomed house with off road parking and terraced garden.

3 Hillside  
Alltglais  
Clarach  
Aberystwyth  
SY23 3DQ

The property forms part of a small ribbon development of similar properties which enjoy a slightly elevated location on the outskirts of Clarach. There are views to the fore over the surrounding countryside. The spacious living and kitchen are on the first floor in order to take advantage of the pleasant outlook (see floor plan). There is a large, terraced garden to the fore and off-road parking to the rear. Hillside has been rewired and re-roofed. The University and Market town of Aberystwyth is but 2 miles travelling distance to the South and there are public footpaths nearby which lead to town.

Aberystwyth is the largest town in Ceredigion with a good range of social, leisure and educational facilities. There is a good range of both local and National retailers at the town centre and on the edge of town stores at Parc Y Llyn.

## TENURE

Freehold

## SERVICES

Private drainage. Mains electricity and water. Oil fired central heating.

## COUNCIL TAX

Band D

## VIEWING

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

## MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

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

## Glazed entrance door with large, glazed window to

### RECEPTION HALLWAY

Radiator, stairs to lower ground floor and door to

### SPACIOUS LIVING ROOM

24'5 x 11'3 (7.44m x 3.43m)

Large windows and door to fore with views over the surrounding countryside. Two radiators, laminated floor and vaulted ceiling. Door to



### KITCHEN

9'4 x 8'9 (2.84m x 2.67m)



Single drainer stainless steel sink unit with mixer taps. Range of base and eye level units with worktops and splashbacks. Plumbing for automatic washing machine and dryer, appliances spaces. Window to side.

### BOXROOM

9' x 3'5 (2.74m x 1.04m)

Free standing oil-fired central heating boiler. Electrical meter.

## LOWER GROUND FLOOR

### STOREROOM/ OFFICE

8'6 x 9' (2.59m x 2.74m)

No natural lighting, laminated floor.

### BEDROOM 1

11'2 x 9'4 (3.40m x 2.84m)



Window to fore, radiator, laminated floor.

### BATHROOM

7'6 x 5'3 (2.29m x 1.60m)



Bath with TRITON shower and screen, washbasin and WC. Heated towel rail, obscured window to rear. Extractor fan.

### BEDROOM 2

9' x 11'4 (2.74m x 3.45m)



Window to side, laminated floor and door to

### DRESSING ROOM

9' x 7'7 (2.74m x 2.31m)



### EXTERNALLY

Off-road parking to fore with small paved garden leading to front entrance door. Pedestrian path to side with patio area and oil tank leading to the rear. Terraced garden mainly laid to lawn with shrubs and flower borders.



### DIRECTIONS

(What3words///carriage.whizzed.chap)

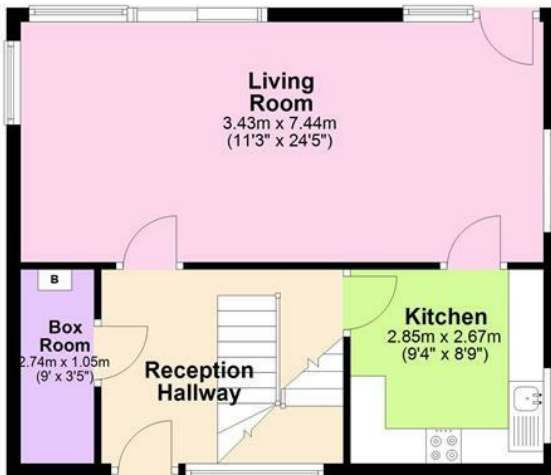
From Aberystwyth proceed North up Penglais Hill. On the brow of the hill turn left on to the B4572 Borth Road. After the Crematorium (on the left) turn left at the hairpin bend. Proceed for ¼ of a mile before taking the first left to 3 Hillside.



### Lower Ground Floor



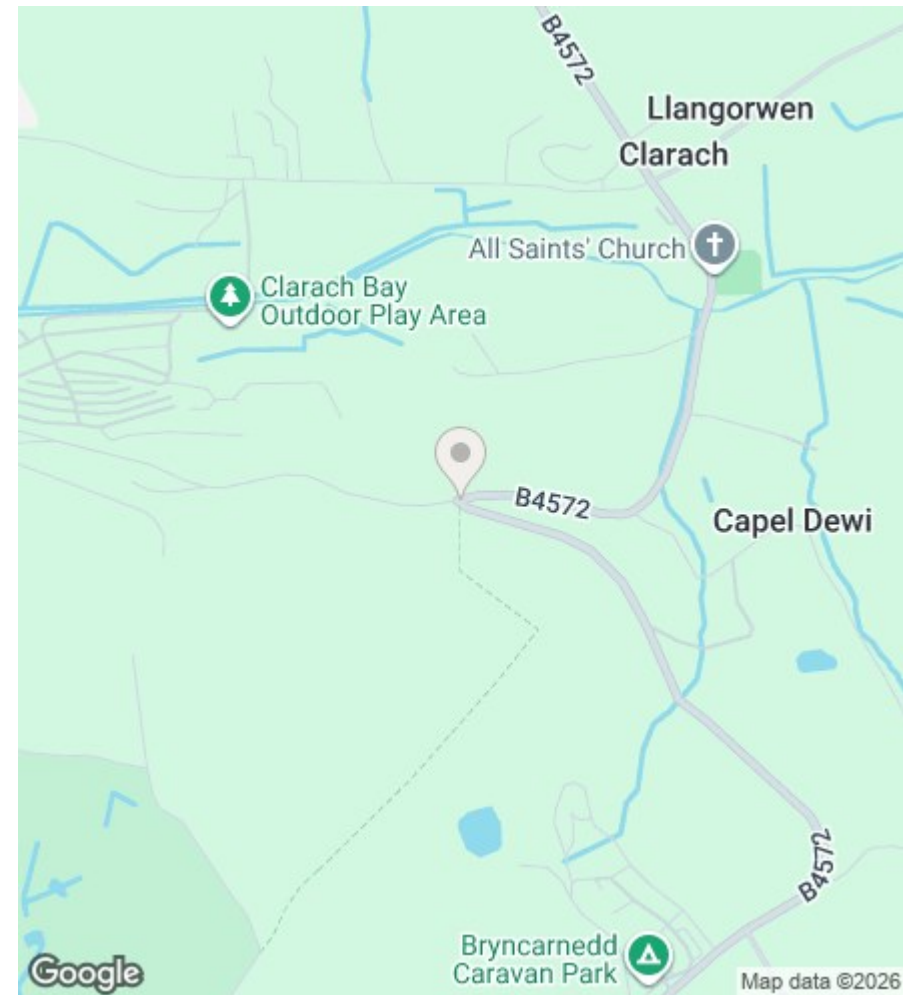
### Ground Floor



Total area: approx. 93.6 sq. metres (1007.5 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

**3 Hillside, Hillside Estate, Aberystwyth**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>59</b>	<b>68</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com