

Rhiwlas Penglais Road,
Aberystwyth Ceredigion SY23 2EU
Guide price £365,000

ALED ELLIS

For Sale By Private Treaty

Enjoying a desirable edge if town location, a detached 4 bedroomed house in need of some modernisation with the benefit of a large rear garden

RHIWLAS
PENGLAIS RD
ABERYSTWYTH
CEREDIGION
SY23 2EU

Rhiwlas is located in a popular residential area which is walking distance of the town centre and also convenient to the University, National Library of Wales and Bronglais hospital.

Aberystwyth is the largest town in Ceredigion with a good range of both local and national retailers to cater for the local and student populations. The town is also a popular tourist attraction with a wealth of social and leisure facilities.

Rhiwlas is in need of some refurbishment which prospective purchasers will appreciate during their inspection. Externally the property has the benefit of a large garden and garage to the rear.

TENURE
Freehold

COUNCIL TAX
Band F

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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.

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

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

GROUND FLOOR

SIDE ENTRANCE DOOR TO

RECEPTION HALLWAY
with stairs to first floor accommodation, cupboard with wash hand basin and radiator. Doors to

LIVING ROOM
16'3 x 13'4 (4.95m x 4.06m)



with bay window together with window to side. Fireplace and radiator.

DINING ROOM
11'9 x 13'4 (3.58m x 4.06m)



with fireplace and French doors to fore. Window to side and radiator.

KITCHEN
13' x 11'7 (3.96m x 3.53m)



comprising single drainer stainless steel sink unit, base units, fitted electric cooker and 4 ring hob. Radiator, cooker point, tiled splashbacks and window to side.

UTILITY ROOM
6'8 x 9'4 (2.03m x 2.84m)



comprising single drainer stainless steel unit. Recess cupboard with shelving and plumbing for automatic washing machine. Door to rear.

FIRST FLOOR ACCOMMODATION

LANDING



with ladder access to boarded roof space. Doors to

BEDROOM 1

10'3 x 10'8 (3.12m x 3.25m)



with radiator and window to side.

BEDROOM 2

12'7 x 17'4 max (3.84m x 5.28m max)



with fitted wardrobes, radiator and bay window.

BEDROOM 3

11'8 x 12'1 (3.56m x 3.68m)



with fitted wardrobe, vanity unit, radiator and window to fore.

BEDROOM 4

11' x 9'6 (3.35m x 2.90m)



with fitted wardrobe, radiator and window to rear.

BATHROOM
6' x 5'9 (1.83m x 1.75m)



comprising bath, wash hand basin, airing cupboard and obscured window to side.

SEPARATE WC

EXTERNALLY



Pedestrian access to fore on to Penglais road. Front lawned garden with trees and shrubs. Side path to the large rear garden predominately laid to lawn with off road parking and detached garage. Outhouse - housing the gas fired central heating boiler and wc

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DIRECTIONS



(what3words – brittle.bloodshot.marathons)
On foot proceed up Penglais Hill and Rhiwlas is on your left-hand side a short distance before turning left to Danycoed.

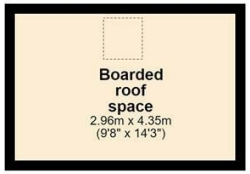
By car turn left near the bottom of Penglais Hill onto Elysion Grove. Rhiwlas is the last property on the right-hand side before Cae Melyn.

Ground Floor



First Floor

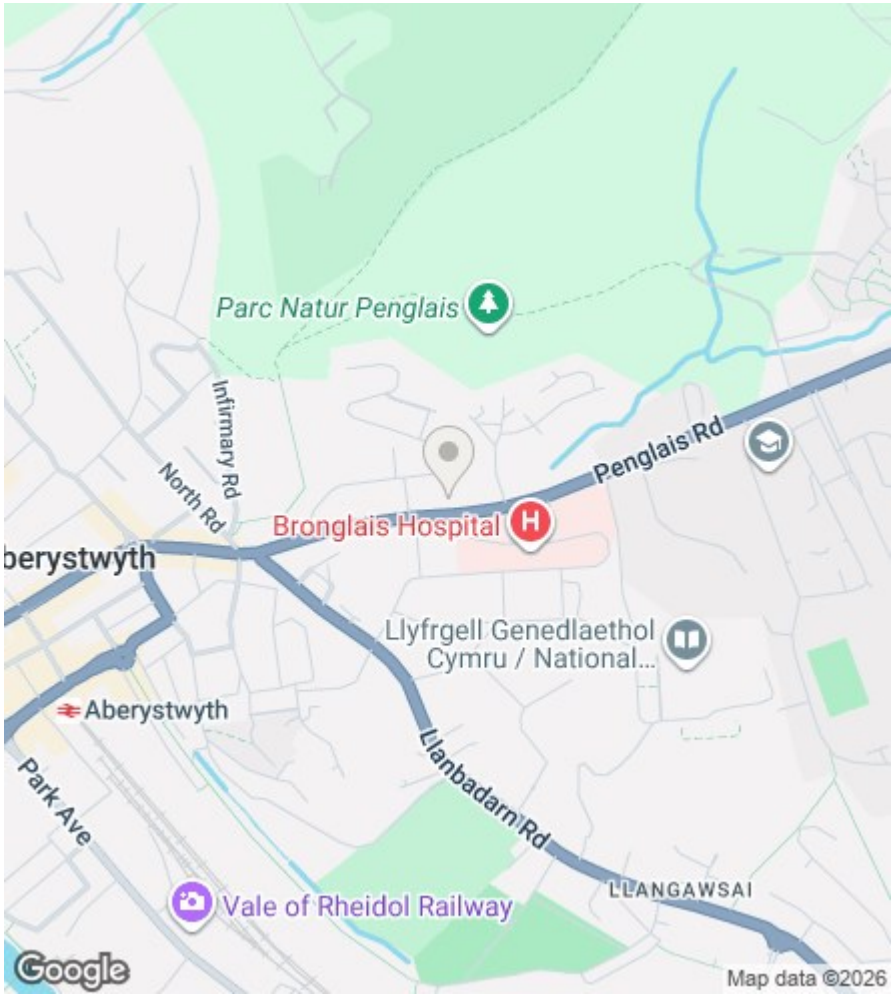
Second Floor

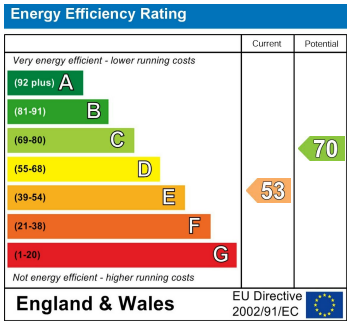


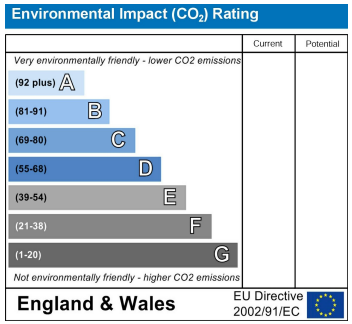
Total area: approx. 161.6 sq. metres (1739.1 sq. feet)

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.

Rhiwlas, Penglais Road, Aberystwyth







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