



**Haulfryn Iorwerth Avenue,
Aberystwyth Ceredigion SY23 1EW**
Guide price £345,000



For Sale by Private Treaty

A modernised semi-detached 4 Bedroomed house retaining original features well situated in a popular residential area.

Haulfryn
lorwerth avenue
Aberystwyth
Ceredigion
SY23 1EW

Haulfryn is located within walking distance of the University, Bronglais Hospital and the National Library. Aberystwyth town centre is also nearby, the town is a popular Coastal resort with many attractions together with independent shops and National retailers. There is no off-road parking but parking on lorwerth Avenue is unrestricted.

Haulfryn as highlighted in the photograph is very well presented throughout. The bedrooms are also of a good size with a proper staircase up to the attic bedroom. Original features include stain glass windows, tiled and paraquet floor in addition to period fireplaces.

TENURE

Freehold

SERVICES

All main services are 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 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS

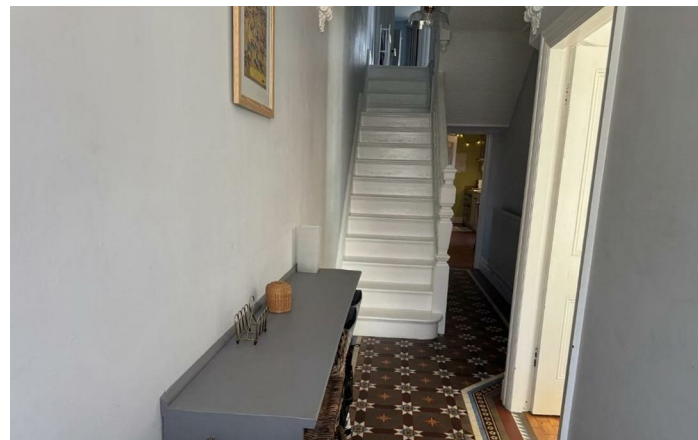
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Haulfryn provides for the following accommodation. All dimensions are approximate. All images have been taken with a digital angle lens.

GROUND FLOOR

Covered porch with ½ glazed entrance door to

RECEPTION HALLWAY



Attractive tiled floor, stairs to first floor accommodation, radiator. Door to

LIVING ROOM

17'5 x 14'4 max (5.31m x 4.37m max)



Bay window with coloured glass feature, tiled fireplace, paraquet floor, picture rail and radiator.

DINING ROOM

12'9 x 12'4 (3.89m x 3.76m)



Attractive Victorian part tiled fireplace with wooden mantle and surround. French doors to rear garden. Parquet floor, picture rail and radiator.

LARGE KITCHEN/ BREAKFAST ROOM

9'7 x 21'3 (2.92m x 6.48m)

Base and eye level units with built in electric cooker with stainless steel splashbacks and extractor hood. Understairs storage cupboard, quarry tiled floor, splashbacks, windows and door to side. Door to



UTILITY ROOM

6'4 x 4' (1.93m x 1.22m)



Wall mounted Worcester gas fired central heating boiler. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Window to side.

DOWNSTAIRS WC

Quarry tiled floor.

FIRST FLOOR ACCOMODATION

REAR WING

BATHROOM

6'5 x 5'4 (1.96m x 1.63m)



Bath with Triton shower and screen, washbasin, radiator. Part tiled walls and obscured window to side.

SEPARATE WC

Storage cupboard.

BEDROOM 1

9'7 x 15' max inclusive of en-suite (2.92m x 4.57m max inclusive of en-suite)

Feature cast iron fireplace, radiator, window to rear. Door to



EN-SUITE SHOWERROOM



Shower cubicle, WC and washbasin, radiator, extractor fan.

MAIN LANDING

Stairs to attic bedroom. Doors to

BEDROOM 2

12'5 x 13'1 (3.78m x 3.99m)



Window to rear, feature fireplace, radiator.

MASTER BEDROOM 3

17'2 x 18'8 max to bay window (5.23m x 5.69m max to bay window)

Bay window and window to fore, radiator.



SECOND FLOOR ACCOMODATION

ATTIC BEDROOM 4

12'6 x 17'9 max (3.81m x 5.41m max)



Part sloping headroom, under eaves storage, Velux window.

EXTERNALLY

Enclosed railed front garden with path to front entrance door and pedestrian path to side leading to the rear garden. Lawn and part concreted garden. Garden storage.



DIRECTIONS

(What3Words///ownership.chiefs.blank)

From the office proceed North to the bottom of Penglais Hill before tuning right on the A44 Llanbadarn Road. Turn left at the crossroads on the Caradog Road and almost immediately right on to Iorwerth Avenue. Haulfryn is on your left-hand side.

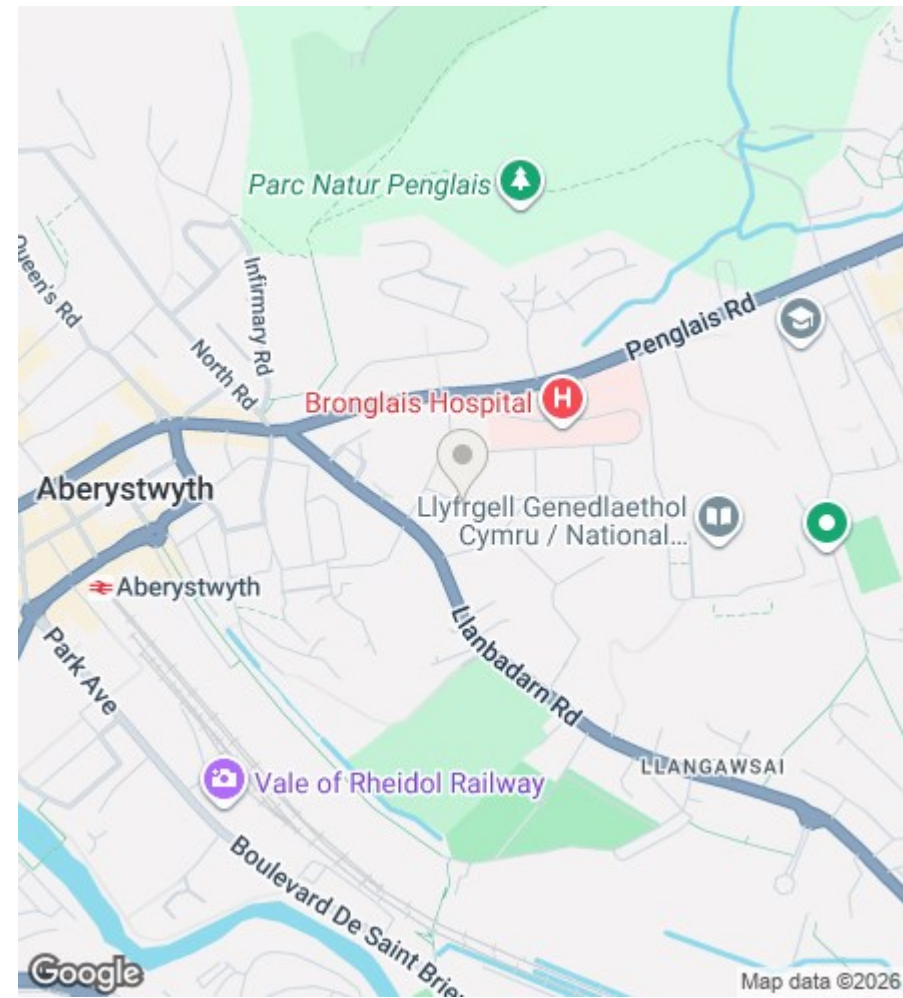




Total area: approx. 176.0 sq. metres (1894.0 sq. feet)

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.

Haulfryn, Iorwerth Avenue, Aberystwyth



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	62	79

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		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com