



**13 Greenfield Street, Trefechan**  
**Aberystwyth Ceredigion SY23 1PJ**  
**Offers over £177,000**





## For Sale by Private Treaty

A well located 2 bedroomed terraced town property with pleasant rear garden.

AWEL Y MOR  
13 GREENFIELD STREET  
ABERYSTWYTH  
CEREDIGION  
SY23 1PJ

13 Greenfield Street enjoys a desirable location at Aberystwyth, convenient to all amenities and to all the major employers in the area.

Parking on Greenfield Street is unrestricted on a first come first served basis. The property is double glazed and benefits from gas fired central heating. 13 Greenfield Street is in need of some modernisation. There is a pleasant garden to the rear of the home with pedestrian access to the path which leads to Tesco, Marks & Spencer's and Park Avenue.

## TENURE

Freehold

## SERVICES

All main services are connected. Gas central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX

Band D

## VIEWING

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

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

## GROUND FLOOR

Front entrance door to

## RECEPTION HALLWAY

Radiator, stairs to first floor. Door to

## LIVING ROOM

9'9 x 12' (2.97m x 3.66m)



Feature cast iron fireplace, gas meter, radiator and window to fore.

## DINING ROOM

11'3 x 10'1 (3.43m x 3.07m)



Tiled fireplace with recess cupboard to side, radiator, understairs storage cupboard and window to rear.

## KITCHEN

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



Single drainer stainless steel sink unit with mixer tap. Base units with appliance space and worktops over. Corner unit and one eye level unit. Cooker point, plumbing for automatic washing machine. Velux window and radiator.

## INNER HALLWAY

Door to rear garden. Door to

## BATHROOM

6'3 x 5'4 (1.91m x 1.63m)



Bath with TRITON shower and screen over, washbasin and WC. Fully tiled walls, radiator, obscured window to side. Towel rail.

## FIRST FLOOR

Landing with ladder access to roof space. Door to



## FRONT BEDROOM 1

14'6 x 9'6 (4.42m x 2.90m )



Two window to fore, feature fireplace and radiator.

## BEDROOM 2

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



Wall mounted VAILLANT gas fired central heating boiler. Feature fireplace, radiator and window to rear.

## EXTERNALLY

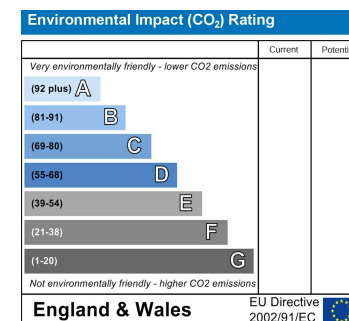
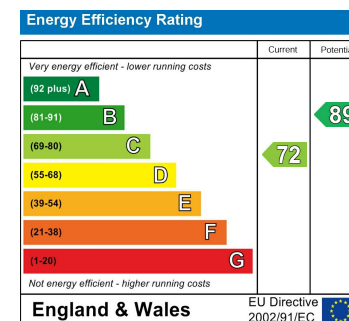
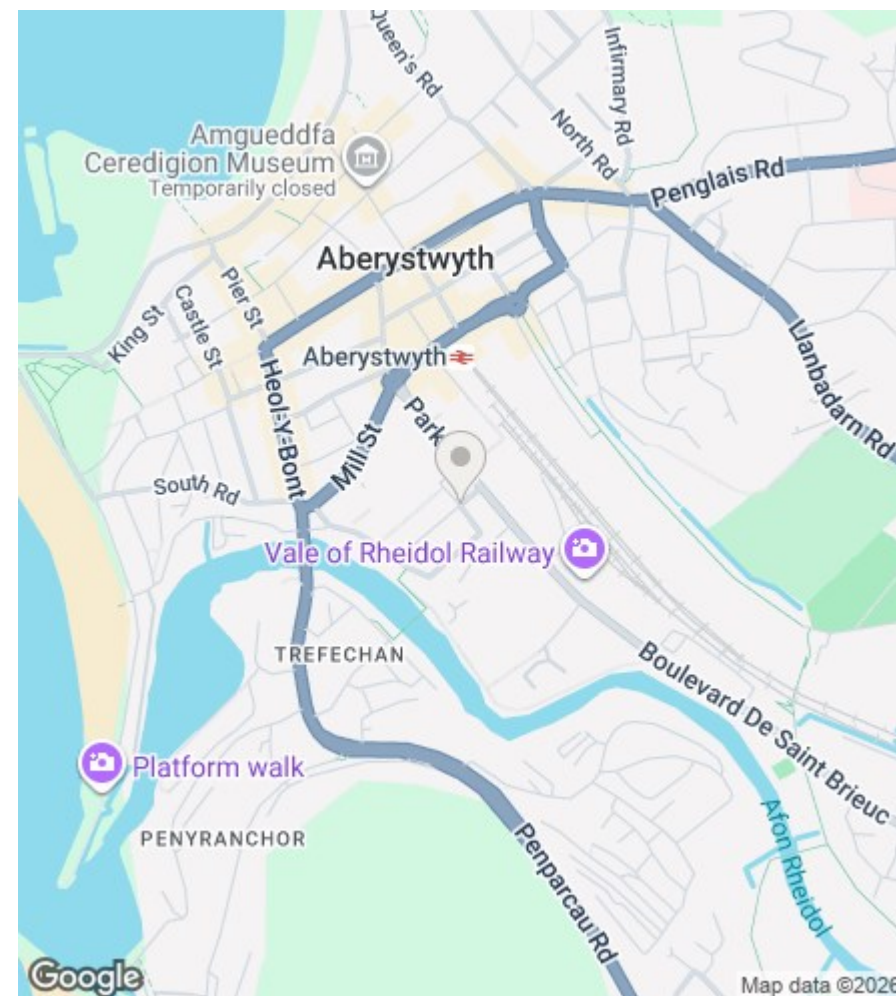


Pleasant rear garden, part laid to lawn with shrubs and flower border. Attached shed and wooden garden shed. Cold water tap.

## DIRECTIONS

(What3Words: poets.inhales.orchids)

From the office on foot turn left towards the railway station bear right and then left on to Park Avenue. Greenfield Steet is the second street on the right hand side. No.13 will be on your right hand side denoted by a For Sale sign.



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