



**Brynheulog North Road,
Aberystwyth Ceredigion SY23 2EL**
Guide price £259,000



For Sale by Private Treaty

A refurbished 2 bedroomed terrace house in a convenient location with the benefit of off road parking known as

Brynheulog
North Road
Aberystwyth
Ceredigion
SY23 2EL

Brynheulog is well situated in a popular residential part of town, slightly elevated and within walking distance of the town centre and seafront. The property is particularly well-placed for those working at major employers, including Aberystwyth University, the National Library of Wales, and Bronglais Hospital, all of which are just a short walking distance from the property. The property is well presented throughout and is well worthy of inspection.

Brynheulog also benefits from a dedicated hardstanding area for vehicles at the rear of the property.

Aberystwyth is a thriving coastal town with a large local and student population. There is a good range of both local and national retailers in addition to a good range of social, leisure and educational facilities.

TENURE

Freehold

COUNCIL TAX

Band D

SERVICES

All mains services are connected. Gas central heating. Double glazed. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 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.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Brynheulog provides for all the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens.

STAIRS LEADING TO

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

The hallway features wood laminate flooring throughout and leads through a pine-glazed door. Stairs to first floor accommodation, stairs to downstairs utility room, radiator. Doors to

LIVING ROOM

8'6" x 11'9" (2.6 x 3.6)

With bay window to fore, radiator. Built-in wall mounted TV.



DINING AREA

10'2" x 13'1" (3.1 x 4)

Featuring a new log burner, storage cupboard and radiator.



KITCHEN AREA

10'9" x 7'6" (3.3 x 2.3)

A newly fitted kitchen comprising of a single bowl sink drainer unit with mixer tap. Base and eye level units, appliance spaces and worktops, electric hob and oven, extractor fan, part tiled. Radiator. French patio doors leading to rear patio.



FIRST FLOOR ACCOMMODATION

DOUBLE BEDROOM 1

11'9" x 10'2" (3.6 x 3.1)

With windows to rear, closet, radiator. Wall mounted TV point.

BATHROOM

4'3" x 6'10" (1.3 x 2.1)

Bath with overhead shower and screen. Wash handbasin set in vanity unit, WC, heated towel rail.



DOUBLE BEDROOM 2

11'9" x 8'10" (3.6 x 2.7)

With bay window and window to fore, radiator.
Wall mounted TV point.



LOWER GROUND FLOOR UTILITY ROOM

8'6" x 11'1" (2.6 x 3.4)

With obscured window to fore, WC. Single bowl sink drainer unit with mixer tap and splashbacks. Worktops and appliance spaces, ceiling lights, storage cupboard, radiator.



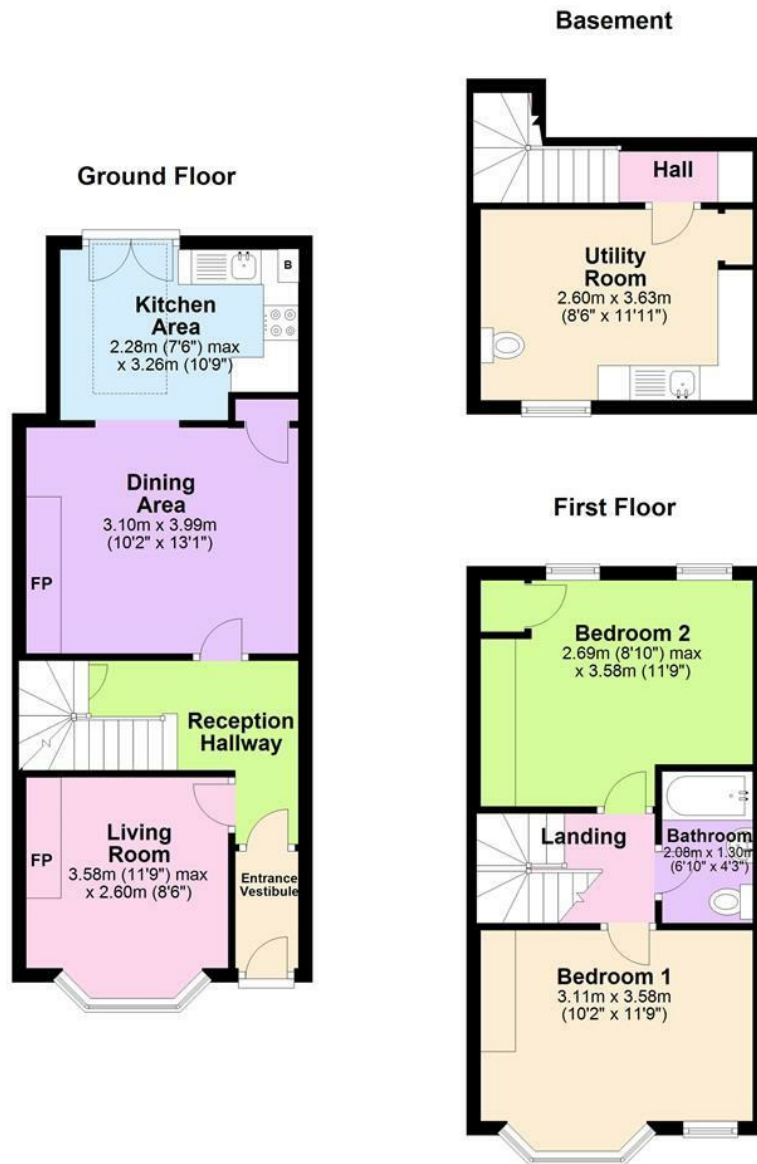
EXTERNALLY

Paved patio with wall light and outside shed. Right of way to rear vehicular hardstanding.



DIRECTIONS

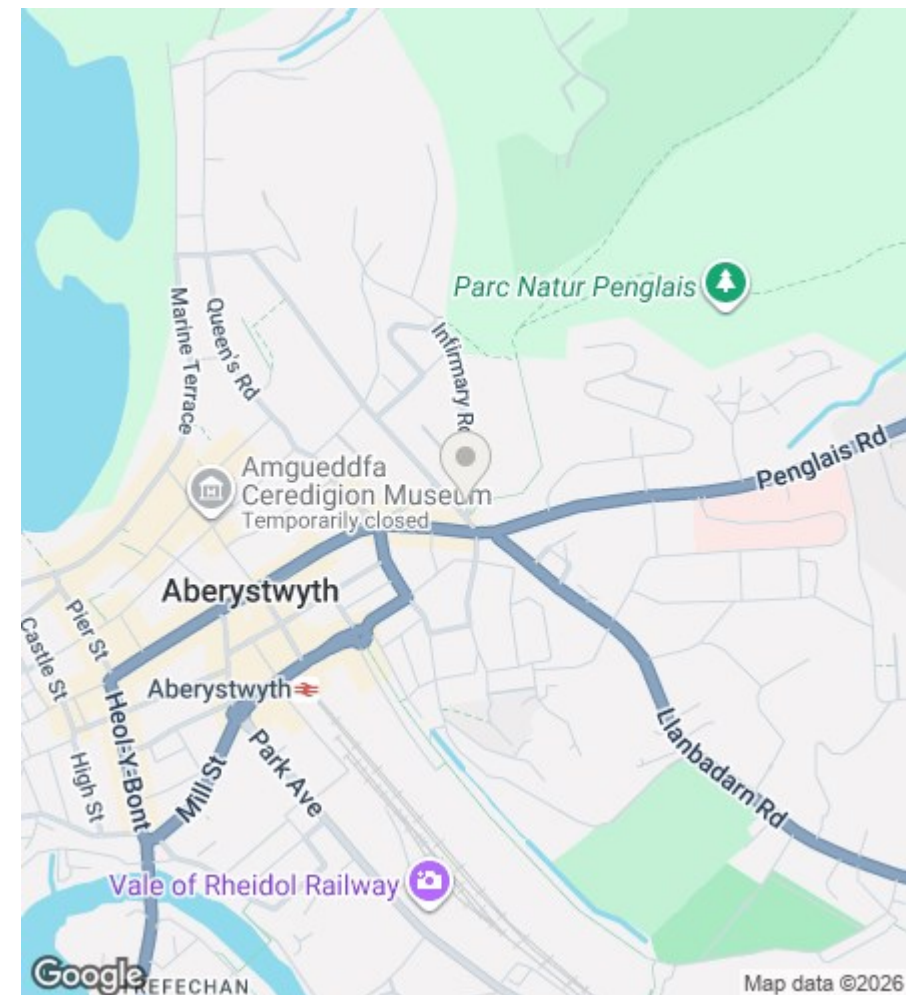
What 3 Words:///figs.enough.monument
On foot from the office bear left and immediately right to the bottom of North Parade. Proceed up Vaynor Street (at the side of the Spar Shop). When you arrive North Road turn right and Brynheulog is the second-to-last property on the right.



Total area: approx. 84.7 sq. metres (912.2 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.

Brynheulog, North Road, Aberystwyth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
		88
	71	
England & Wales EU Directive 2002/91/EC		

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		

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Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com