



**19 Seaview Place,
Aberystwyth SY23 1DZ**
Guide price £185,000



A well positioned 5 Bedroomed town property with Castle views in need of modernisation

The terraced house enjoys a slightly elevated location on Seaview Place within close proximity to the South Promenade and Castle and St Michaels Church.

Frongaer provides for commodious accommodation on 3 floors (see Floor Plan) but is in need of total renovation.

Aberystwyth is a busy University town and popular coastal resort which has a good range of both social, educational and leisure facilities in addition to a good range of local and national retailers.

Tenure

Freehold

Services

Mains services are connected

Council Tax

Band E

Viewing

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

Frongaer provides for the following accommodation, all room sizes are approximate.

Front entrance door to

Reception Hallway

Stairs to first floor accommodation, parquet floor, under stairs cupboard, night storage heater and door to;

Living Room

13'8 x 11 max to bay window (4.17m x 3.35m max to bay window)



Exposed wooden floor, attractive Victorian Tiled Fireplace with wooden mantle and surround. Bay window with distant sea view.

Dining Room

10'5 x 13'4 (3.18m x 4.06m)



French doors to rear, attractive Victorian Tiled Fireplace with wooden mantle and surround. Exposed wooden floor.

Breakfast Room

8'1 x 10'2 (2.46m x 3.10m)



Tiled fireplace, telephone point, parquet floor, recessed cupboard

Kitchen

9'3 x 5'9 (2.82m x 1.75m)



Single drainer sink unit. Base units with appliance spaces and eye level units. Door and window to rear. Door to

Shower Room

7'2 x 5'3 (2.18m x 1.60m)



WC, washbasin and shower cubicle with Triton shower, heated towel rail, extractor fan.

First Floor

Landing with stairs to second floor accommodation, Airing Cupboard and door to

Bedroom 1

8'1 x 8 (2.46m x 2.44m)



Window to fore, exposed wooden floor.

Bedroom 3

10'6 x 13 (3.20m x 3.96m)



Bathroom

7'7 x 4'6 (2.31m x 1.37m)



Bath and washbasin, window to rear.

Bedroom 2



Window to fore, feature Cast Iron Fireplace, exposed wooden floor



Window to rear with Castle views, feature Cast Iron Fireplace, exposed wooden floor

Second Floor Accommodation



Landing/former kitchenette area with Velux window and access to under eaves storage. Door to

Bedroom 4

11'7 x 8'4 (3.53m x 2.54m)



Window to fore

Bedroom 5



Access to under eaves storage, exposed wooden floor, window to fore.

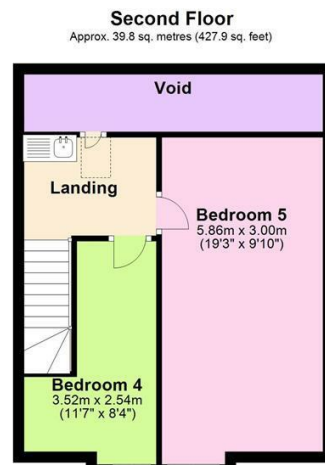
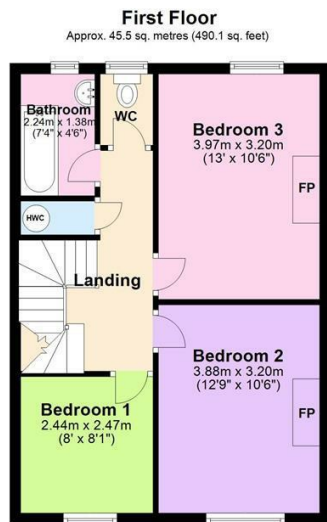
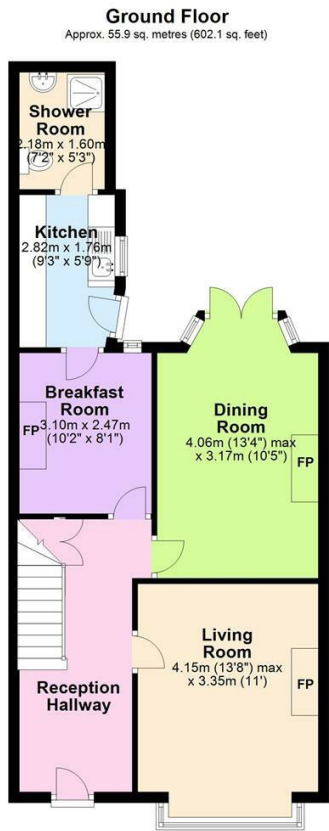
Externally



Steps to fore to small paved area with sea views leading to front entrance door. Rear garden with rear pedestrian access

Directions SN57997 81481

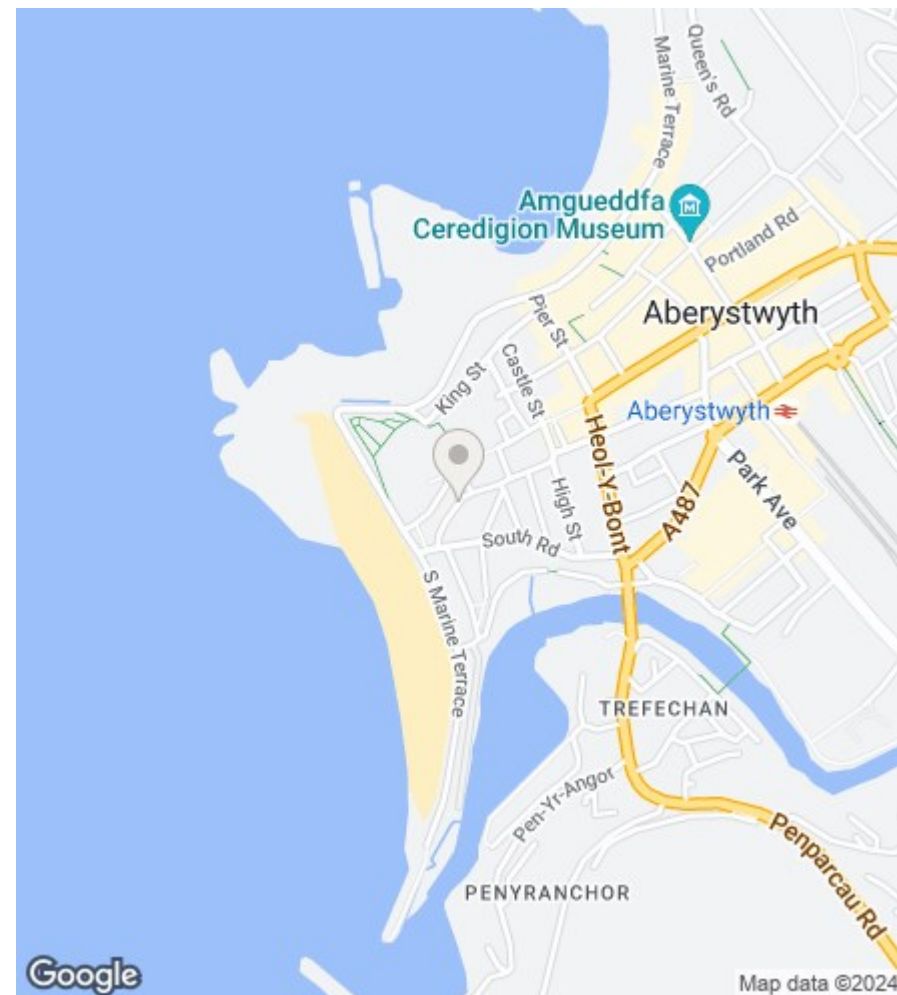
The property is immediately to the rear of the Castle. Approaching Seaview Place from the promenade/South Marine Terrace the property is the fifth on the left hand side denoted by a For Sale Board.



Total area: approx. 141.2 sq. metres (1520.0 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

19 Seaview Place, 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			
			74
		15	
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			
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