PLOT 19 - 22 Bryn Ardwyn Phase 4, Bryn Ardwyn Development,
Aberystwyth Ceredigion SY23 1ED
Guide price £600,000

ALED ELLIS

For Sale By Private Treaty

Well situated in a popular residential area and forming part of a new residential development, a detached well laid out 4 bedroomed house with double garage

PLOT 22
PHASE 4
BRYN ARDWYN DEVELOPMENT
ABERYSTWYTH
CEREDIGION
SY23 1EE

We are favoured with instructions to offer for sale this 4 bedroomed detached property which is in the early phase of construction. The property offers spacious family accommodation with ensuite facilities and a large garden area to the rear.

PRICE

£600,000

JOINT AGENTS

Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

CBW Property Management, 13 North Parade, Aberystwyth. 01970 606060 or Sales@cbwpropertymanagement.co.uk

Bryn Ardwyn is an estate of residential properties developed on the site of the former Penweddig School. This development forms the last phase of the construction at Bryn Ardwyn.

The location is sought after due to its close proximity to the University, national Library of Wales and Bronglais Hospital. The site is easily accessible to the town centre and to all the major retailers situated on the edge of town and at Parc Y Llyn. Bryn Ardwyn is also convenient to all the social and leisure facilities situated in the area.

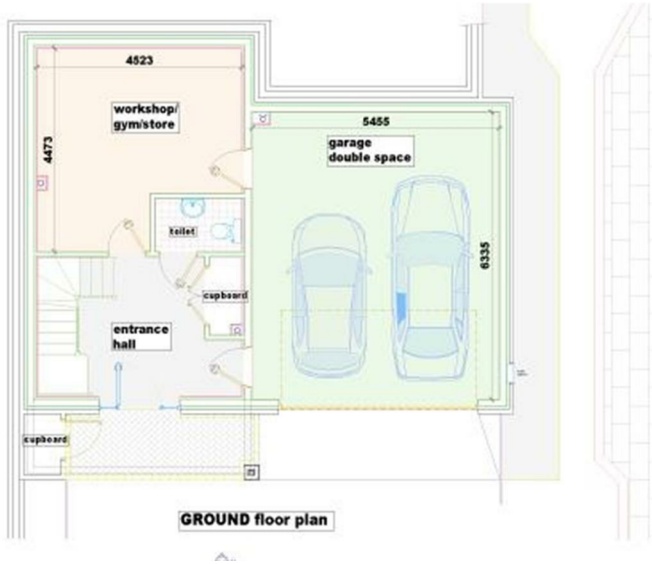
Aberystwyth is one of the largest towns in Mid Wales with a thriving local and student populations which is supplement by an active tourist industry due to the numerous attractions available on the Cardigan Bay coast and inland.

There is a railway station at Aberystwyth for ease of access to Machynlleth, Shrewsbury and beyond. There is a regular North and South bus service from the town centre.

ACCOMMODATION

The accommodation of the property is highlighted on the attached floor plans together with a site/ block plan and briefly comprises of:

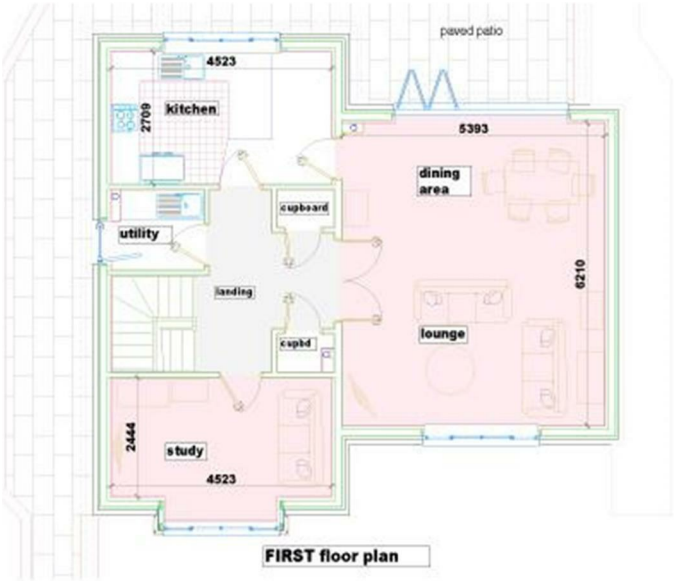
GROUND FLOOR



Entrance door to

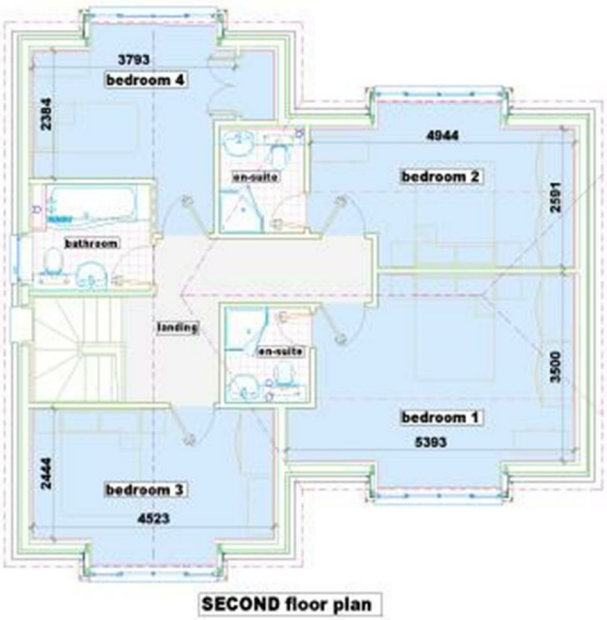
Hallway with door to downstairs wc and Workshop/ Gym. Stairs leading to first floor accommodation

FIRST FLOOR ACCOMMODATION



Stairs from ground floor to spacious landing with doors leading to study, large lounge/ dining area, kitchen and utility room. Stairs to second floor accommodation

SECOND FLOOR ACCOMMODATION



With stairs from first floor accommodation to landing and access to 4 spacious bedrooms (2 with ensuite facilities)

EXTERNALLY

To the fore of the property a spacious driveway leading up to the double garage with lawned areas to fore, side and rear.

PC SUM

For kitchen and bathroom:-

• PLOT 22 –

VIRTUAL TOUR

A virtual tour is available from the following link

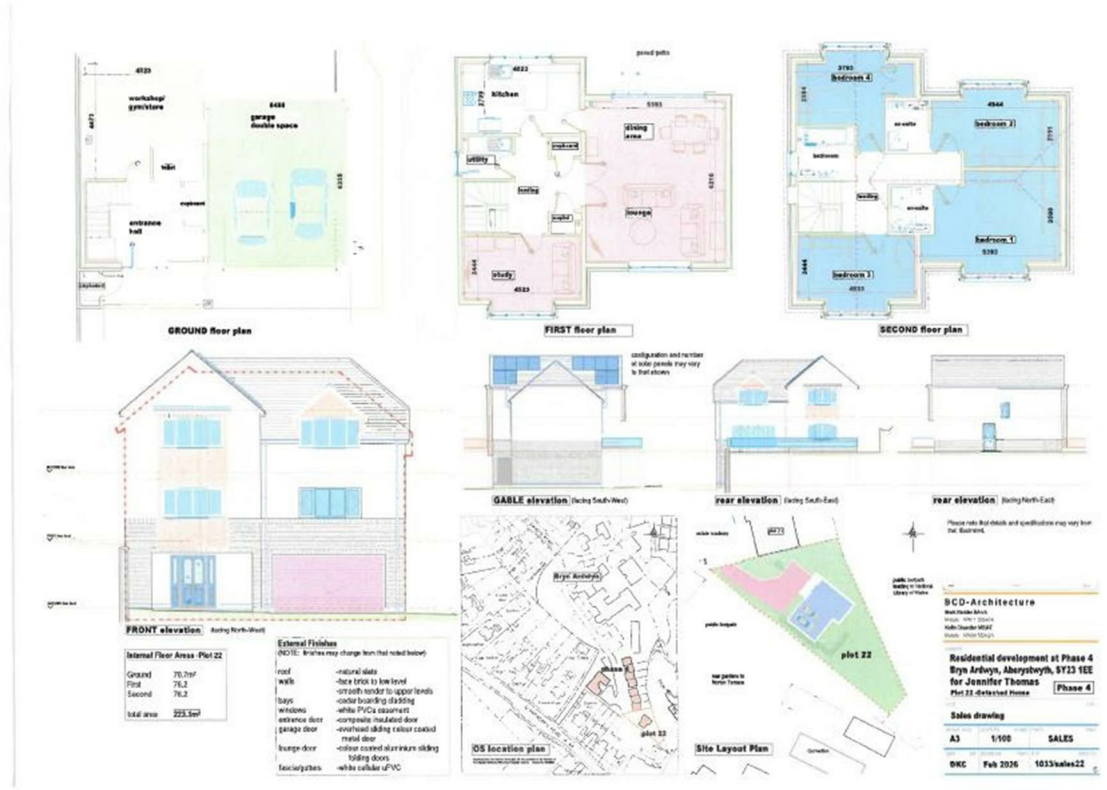
SERVICES

All main services are connected.

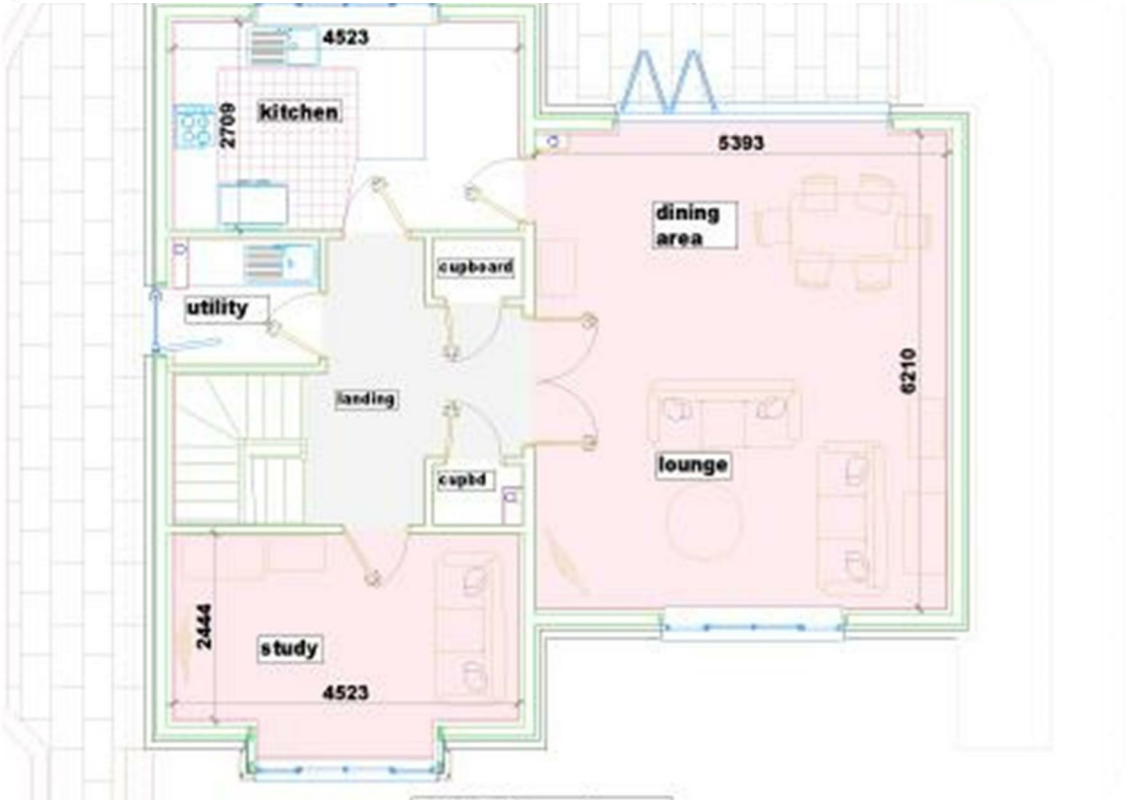
DIRECTIONS

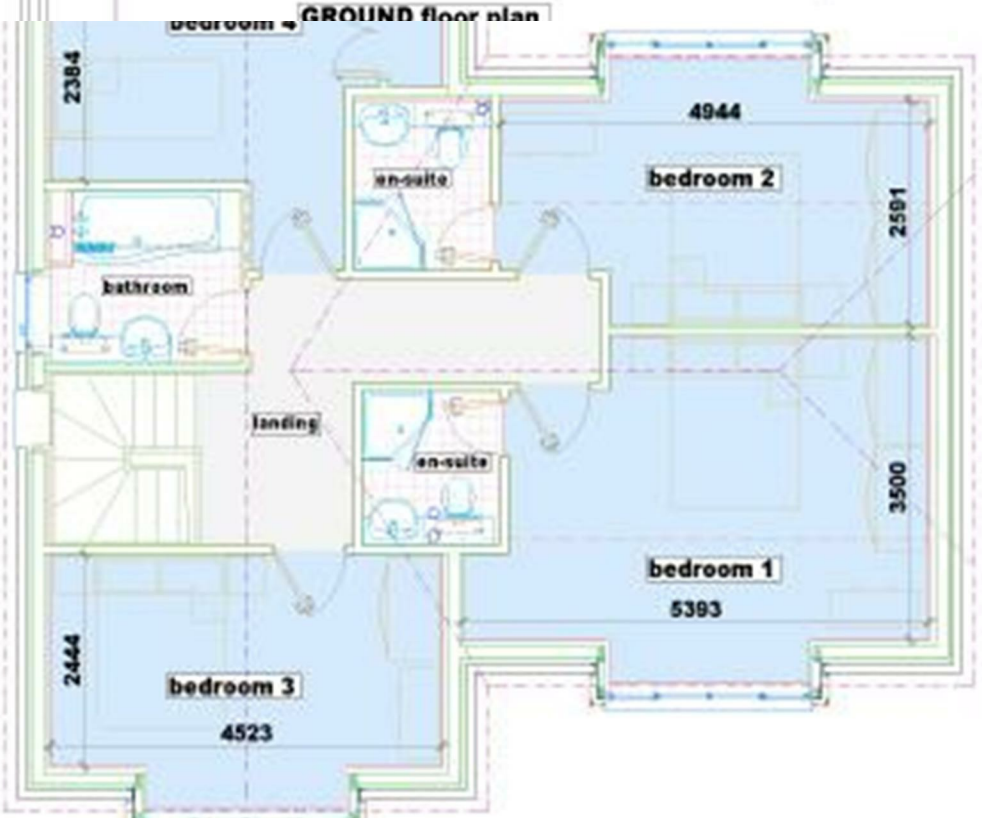
(WHAT3WORDS – hasten.protected.originate)

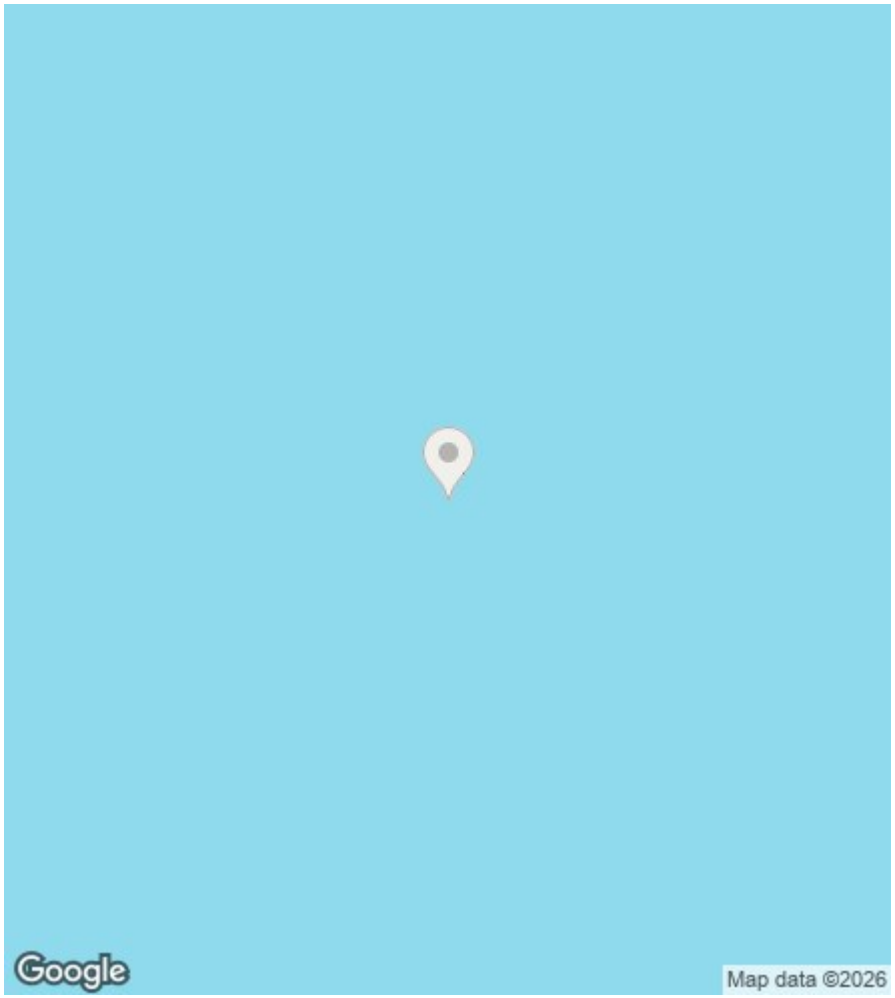
From the office proceed North to the bottom of Penglais Hill before turning right onto the A44 Llanbadarn road. Take the 2nd major turning left onto Saint Davids Road, keep to your right on to Bryn Ardwyn.

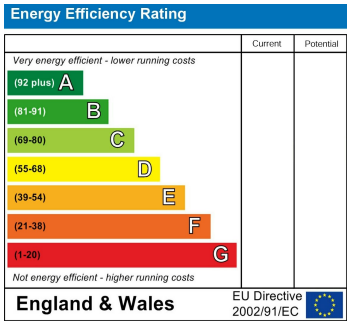

GROUND floor plan
FIRST floor plan
SECOND floor plan
FRONT elevation
GABLE elevation
rear elevation
rear elevation
OS location plan
Site Layout Plan
BCD-Architecture
Residential development at Phase 4
Bryn Ardwyn, Aberystwyth, SY23 1EE
for Jennifer Thomas
Plot 22 -Detached Home
Phase 4
Sales drawing
A3
1/100
SALES
DKC
Feb 2026
1033/sales22
Internal Floor Areas - Plot 22
Ground 70.7m²
First 76.2
Second 76.2
total area 223.1m²
External Finishes
roof -natural slate
walls -face brick to low level
-smooth render to upper levels
bays -cedar boarding cladding
windows -white PVCu casement
entrance door -composite insulated door
garage door -overhead sliding colour coated metal door
lounge door -colour coated aluminium sliding folding doors
fascias/gutters -white cellular uPVC

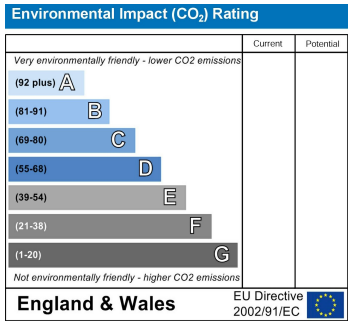
4523
workshop/
gym/store
4473
5455
garage
double space
toilet
6335
cupboard
entrance
hall
cupboard


4523
kitchen
2709
5393
dining
area
cupboard
utility
landing
cupbd
lounge
6210
2444
study
4523


GROUND floor plan
2384
4944
en-suite
bedroom 2
2591
bathroom
landing
en-suite
3500
bedroom 1
5393
2444
bedroom 3
4523







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