



**7 Danycoed,
Aberystwyth Ceredigion SY23 2HD**
Guide price £245,000



An extended 4/5 bedroom

semi detached family home with detached garage and pleasant rear garden.

Danycoed is a popular residential estate enjoying an elevated location on the edge of town.

Danycoed is situated within close proximity to Bronglais Hospital, National Library of Wales and Aberystwyth University. Aberystwyth town centre is within walking distance the town having a good range of local and national retailers.

7 Danycoed has been extended and provides for centrally heated and double glazed family accommodation. There are 4 bedrooms (one en suite) on first floor and there is a fifth bedroom or office on the ground floor. The house is in need of some modernisation.

TENURE:

Freehold.

SERVICES:

All mains services are connected

VIEWING:

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

7 Danycoed provides for the following accommodation. All rooms dimensions are approximate and all images have been taken by a wide angle lens digital camera.

GROUND FLOOR

Half glazed front entrance door to

RECEPTION HALLWAY

With stairs to first floor accommodation, under stairs storage cupboard, fire alarm control panel, radiator and doors to

OFFICE/ BEDROOM

9'8 x 7'9 (2.95m x 2.36m)



With window to fore and radiator.

LIVING ROOM

11'1 x 14'2 (3.38m x 4.32m)



With window to rear and radiator.

OPEN PLAN KITCHEN/DINING ROOM

Two areas.

KITCHEN AREA

10'3 x 10'8 (3.12m x 3.25m)



Comprising 1½ bowl stainless steel sink unit with

mixer tap. Base units with appliance spaces and eye level units. Plumbing for automatic washing machine. Tiled splashbacks and radiator. Door to



DINING AREA

11'4 x 10'8 (3.45m x 3.25m)



Further base and eye level units. Wall mounted gas fired central heating boiler. Skylight and window to side. Radiator.



SITTING ROOM/BEDROOM

7'4 x 10'1 (2.24m x 3.07m)



With window to rear.

REAR HALLWAY

With door to rear garden.

SHOWER ROOM

5'3 x 6'1 max (1.60m x 1.85m max)



Comprising wash hand basin set in vanity unit, wc, shower cubicle, radiator, with mounted electric heater. Obscured window to rear.

FIRST FLOOR ACCOMMODATION

Half landing. Door to

BEDROOM 1

11'3 x 12'6 (3.43m x 3.81m)



Window with sea views over the town and beyond.
Fitted wardrobe, radiator and door to

EN SUITE SHOWER ROOM

3'2 x 5'9 minimum (0.97m x 1.75m minimum)



Comprising wash hand basin set in vanity
cupboard, wc, shower cubicle. Fully tiled, radiator.

MAIN LANDING

With access to roof-space, linen cupboard and
doors to

BEDROOM 2

8'1 x 12'1 maximum dimension (2.46m x 3.68m
maximum dimension)



With window to fore and radiator.

BEDROOM 3

8' x 12'2 (2.44m x 3.71m)



With window to rear and radiator.

BEDROOM 4

12' x 11'5 (3.66m x 3.48m)



With window to rear and radiator.

BATHROOM

5'8 x 5'7 maximum dimensions (1.73m x 1.70m maximum dimensions)



Comprising bath with Triton shower over and screen. Pedestal wash hand basin and wc. Part tiled, radiator and obscured window to side.

EXTERNALLY

Front garden with shrubs and steps leading down to front entrance door. Side vehicular access leading to vehicular hardstanding and

DETACHED GARAGE

9' x 20' (2.74m x 6.10m)



External dimensions approximate with power connected.

REAR GARDEN

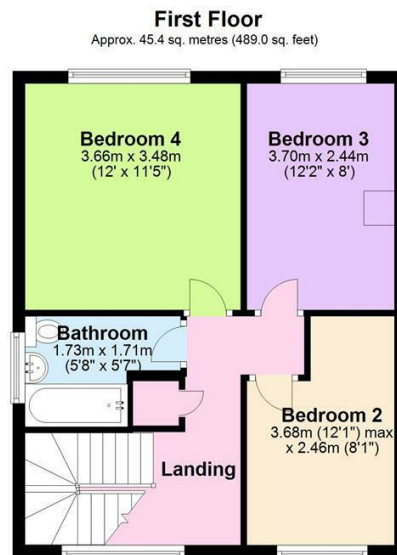
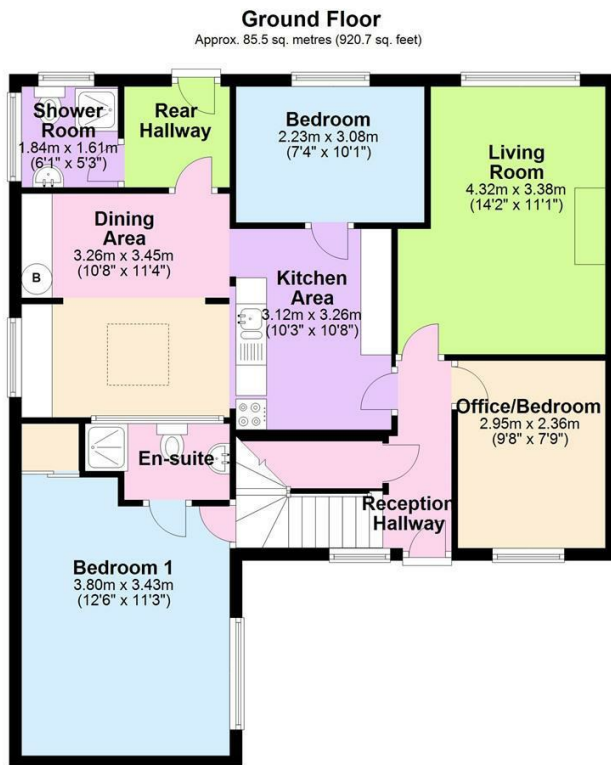


Large rear garden mainly laid to lawn with shrubs and garden shed.



DIRECTIONS

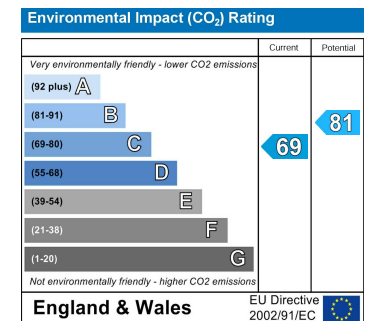
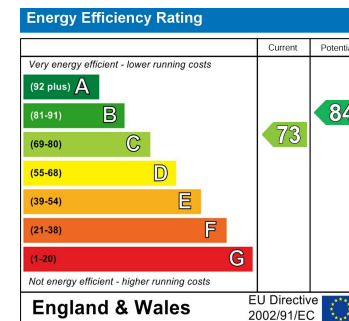
From the office proceed north out of town up Penglais Hill. Take the second major turning to your left (opposite Bronglais Hospital car park) on to Danycoed. Proceed up the hill bearing right and No 7 Danycoed is on your right hand side denoted by a For Sale board.



Total area: approx. 131.0 sq. metres (1409.7 sq. feet)

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

7 Danycoed, Aberystwyth



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com