



**1 Trefor Road,
Aberystwyth Ceredigion SY23 2EH
Guide price £265,000**



A well positioned end terraced 5 Bedroomed traditional town property in need of renovation but retaining original features.

The property enjoys an elevated location on Trefor Road in a popular and convenient residential area. 1 Trefor Road provides for commodious accommodation on 3 floors (see Floor Plan) but is in need of total refurbishment.

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

TENURE

Freehold

SERVICES

Mains, electricity and water

COUNCIL TAX

Band E

VIEWING

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

1 Trefor Road provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

FRONT ENTRANCE PORCH

with door to

RECEPTION HALLWAY



with stairs to first floor accommodation, parquet floor, under stairs cupboard and doors to

LIVING ROOM

15'5 x 14'1 max to bay window (4.70m x 4.29m max to bay window)



tiled fireplace Bay window overlooking small garden to the fore and radiator. Double doors to

DINING ROOM

13'6 x 13'9 max to bay window (4.11m x 4.19m max to bay window)



marble fireplace with wooden mantle and surround, Bay window overlooking rear garden.

BREAKFAST ROOM

10 x 12'4 (3.05m x 3.76m)



under stairs storage cupboard. window facing rear garden. Fireplace with wooden mantle.

KITCHEN

9'5 x 9'9 (2.87m x 2.97m)



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

DOWNSTAIRS WC

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



WC, wash hand basin

FIRST FLOOR

Half landing with stairs leading to

BATHROOM

7'2 x 6'8 (2.18m x 2.03m)

WC, wash hand basin and bath, in need of renovation

KITCHEN 2

9'6 x 6'7 (2.90m x 2.01m)



Single drainer sink unit, window to rear and to side. Eye level unit.

Half landing leading to main 1st floor landing with doors to

BEDROOM 1

12'8 x 13'8 max to bay window (3.86m x 4.17m max to bay window)



bay window to rear, radiator, wash hand basin.

BEDROOM 2

19'1 x 13'9 max to bay window (5.82m x 4.19m max to bay window)



2 windows to fore. Fireplace with gas fire and wooden mantle. Radiator

SECOND FLOOR

small landing with hallway leading to

BEDROOM 3

12'8 x 8'1 (3.86m x 2.46m)



window to fore, radiator

BEDROOM 4

14'8 x 10'5 max to bay window (4.47m x 3.18m max to bay window)



Window to fore, radiator

BEDROOM 5

12'9 x 11'1 (3.89m x 3.38m)

window to rear, sink with appliance space, shower cubicle

EXTERNALLY



Small garden to fore. Enclosed rear garden.

DIRECTIONS

Turn left at the bottom of Penglais Hill on to North Road. Take the second turning Right on to Trevor Road and the property is the first on the right hand side.

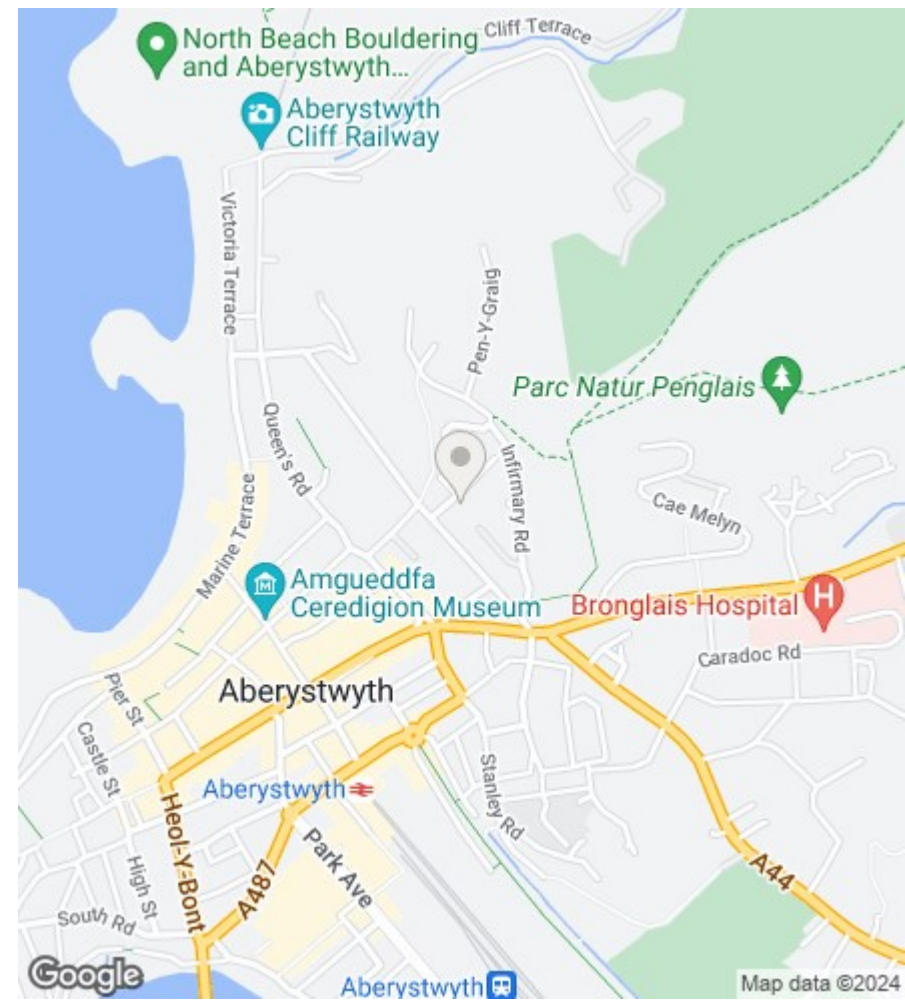
OS Grid Reference SN 58663 820008.



Total area: approx. 182.2 sq. metres (1960.8 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

1 Trefor 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			
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		
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Not environmentally friendly - higher CO ₂ emissions			
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