

Hollydene Caradoc Road,
Aberystwyth Ceredigion SY23 2LB
Guide price £290,000

ALED ELLIS

For Sale by Private Treaty

Situated in a popular residential area, a semi-detached 4 Bedroomed house in need of some modernisation known as

Hollydene
Caradoc Road
Aberystwyth
SY23 2LB

Hollydene is located within walking distance of Aberystwyth town centre and within close proximity to Bronglais Hospital, National Library of Wales and Aberystwyth University.

Aberystwyth is the largest town in Ceredigion and has a good selection of both local and National retailers in addition to social, leisure and educational facilities.

The house is in need of modernisation but provides for 4 bedroomed family accommodation. Externally there is a low maintenance paved front garden together with enclosed rear garden with garden shed.

TENURE
Freehold

SERVICES
Mains electricity, water and drainage are connected.

COUNCIL TAX
Band E

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.

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

Hollydene provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR
½ glazed side entrance door to

PORCH
Tiled floor, door with leaded coloured glass leading to

RECEPTION HALLWAY
Stairs to first floor accommodation. Under stairs storage cupboards. Doors to

LIVING ROOM
13'5 x 18'7 (4.09m x 5.66m)



Feature fireplace with real flame effect gas fire. Bay window and window to fore.

DINING ROOM
10' x 11'5 (3.05m x 3.48m)



Recess airing cupboard, window to rear. Door to

BASIC KITCHEN
6'7 x 11'4 (2.01m x 3.45m)



Base and eye level units, appliance spaces. 1 ½ bowl sink unit with mixer tap. Window to side. Door to rear

FIRST FLOOR ACCOMODATION

LANDING
with access to large roofspace which could be developed into further accommodation subject to obtaining the necessary consents. Doors to

BEDROOM 1
13'4 x 10' (4.06m x 3.05m)



Feature fireplace, vanity unit and window to fore. Recess cupboard.

BEDROOM 2
8'5 x 11'4 (2.57m x 3.45m)



Feature fireplace, shelving and window to fore.

SHOWEROOM
6'1 x 5'8 (1.85m x 1.73m)
Cubicle with MIRA shower, WC and washbasin. Tiled walls.

BEDROOM 3
11'4 x 8'6 (3.45m x 2.59m)



Feature fireplace, vanity unit and window to rear.

BEDROOM 4
9'8 x 11'4 (2.95m x 3.45m)



Electric heater, vanity unit and window to rear.

EXTERNALLY



Paved front garden with side pedestrian path leading to the rear garden.

FORMER OUTSIDE WC

FORMER COAL STORE

GARDEN SHED
7'5 x 11'7 (2.26m x 3.53m)

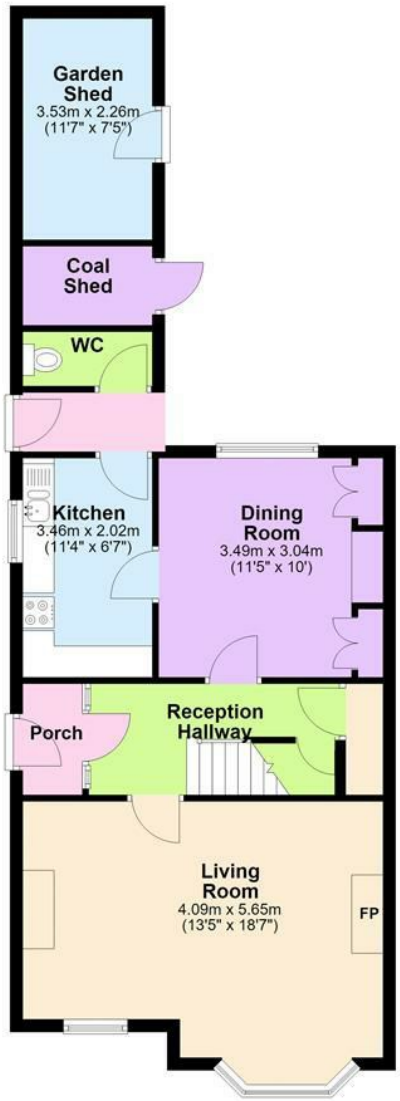


Enclosed garden with shrubs.

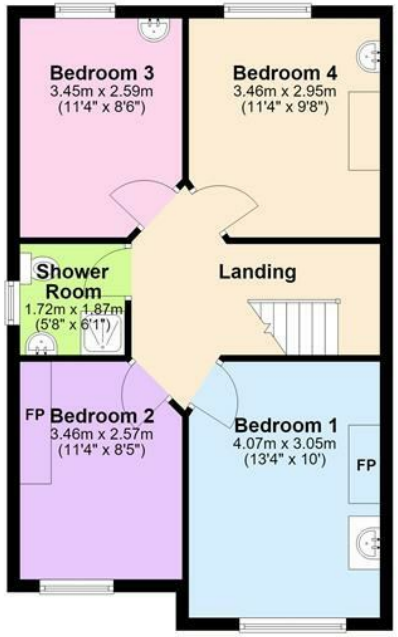
DIRECTIONS
(What3Words///expensive.slants.shared)

From the office proceed North to the bottom of Penglais Hill before turning right on to the A44 Llanbadarn Road. Take the first major turning left (at crossroads) on to Caradoc Road and Hollydene is denoted by a For Sale board on the right-hand side before Bronglais Hospital.

Ground Floor



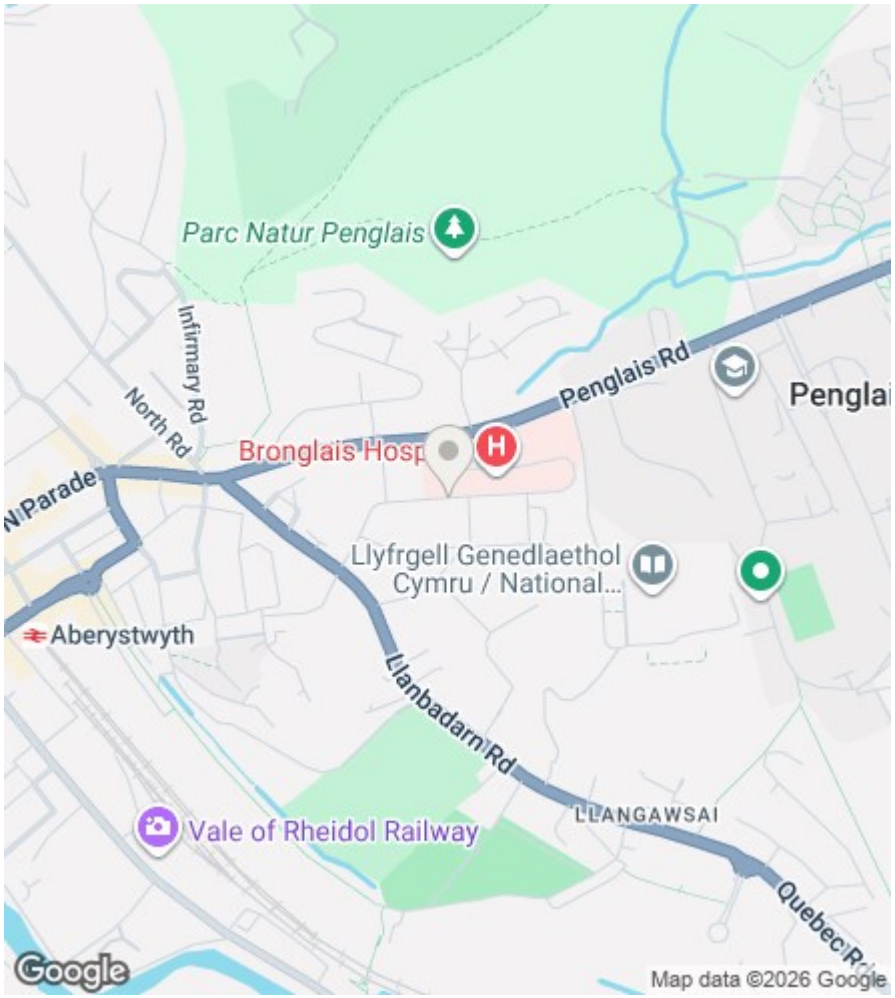
First Floor

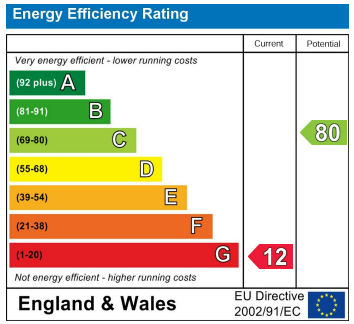


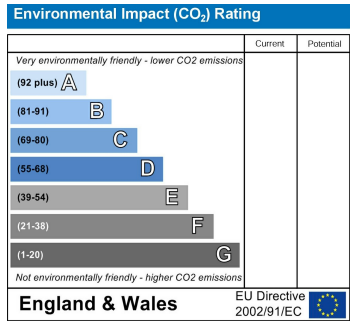
Total area: approx. 121.9 sq. metres (1312.6 sq. feet)

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.

Hollydene, Caradoc Road, Aberystwyth







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