Myrtle Villa , Waunfawr
Aberystwyth Ceredigion SY23 3QD
Guide price £335,000

ALED ELLIS

A commodious 7 bedroomed
detached property with large garden

Myrtle Villa is situated in a popular residential area convenient to all local amenities available on Waunfawr which include general stores, post office and secondary school. There is a regular bus service available near by to Aberystwyth town centre which is but a mile or so travelling distance. Myrtle Villa is convenient to all major employers situated in or near the town which is include Aberystwyth University, National Library of Wales, Bronglais hospital and numerous local and national retailers.

Myrtle Villa provides for a commodious and well laid out family accommodation with up to 7 bedrooms on first and second floors. The property benefits from gas fired central heating and has a large lawn garden to side. There is also a shared access from the road leading to off road parking for a number of vehicles

TENURE:
Freehold

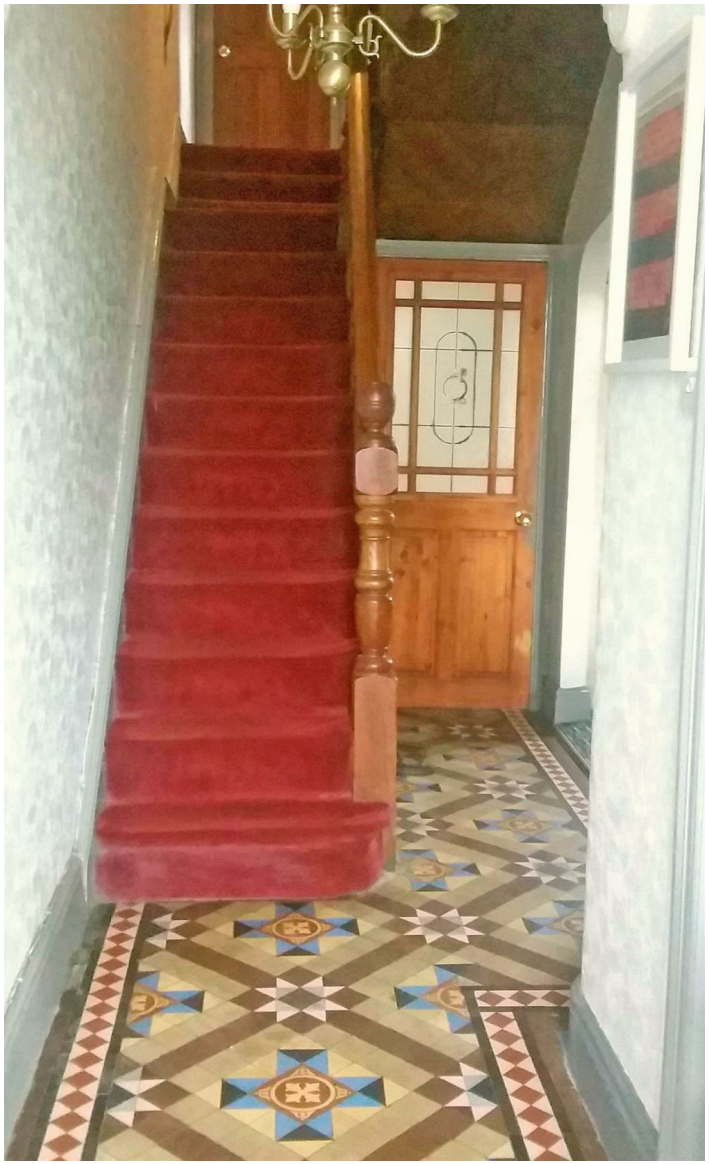
SERVICES:
All mains services are connected.

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

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

HALF GLAZED FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY



with stairs to first floor accommodation, quarry tiled floor, radiator and arch way to

SPACIOUS LOUNGE
24'3 x 12'2 (7.39m x 3.71m)

with bay window to fore and window to rear. An attractive Victorian fireplace with recess cupboard to side, further recess half glazed cupboard and 2 radiators.

KITCHEN
14'9 x 9'6 (4.50m x 2.90m)

comprising 1½ bowl sink unit with mixer tap, range

of base and eye level units with worktops over, breakfast bar, quarry tiled floor and radiator.

LARGE CONSERVATORY/ DINING ROOM

8'2 x 24' max (2.49m x 7.32m max)

a more recent extension with 2 french doors leading to the side garden and laminated floor.

UTILITY ROOM

7'5 x 10'9 (2.26m x 3.28m)

with wall mounted Worcester gas fire central heating boiler, tiled floor and door to garden.

CLOAK ROOM AREA

5'5 x 5'5 (1.65m x 1.65m)

with tiled floor leading to

DOWNSTAIRS WC

5' x 5'4 (1.52m x 1.63m)

comprising low level flush wc, pedestal wash hand basin, tiled floor, Manrose extractor fan, pull light switch and obscured window to side.

FIRST FLOOR ACCOMMODATION

REAR WING

BEDROOM 1

9'6 x 9'6 max dimensions (2.90m x 2.90m max dimensions)

with cupboard, 2 windows, exposed wooden floor and radiator.

BATHROOM

6'2 x 8' (1.88m x 2.44m)

comprising panelled bath with mixer tap, low level flush wc, wash hand basin with mixer tap set in vanity cupboard, heater towel rail, fully tiled walls and obscured window to side.

MAIN LANDING

with stairs to second floor accommodation and doors to

BEDROOM 2
12'3 x 10'5 (3.73m x 3.18m)

with window to rear and radiator.

BEDROOM 3
16'8 x 11'4 (5.08m x 3.45m)

with bay window and further window to fore. Radiator.

SECOND FLOOR ACCOMMODATION

REAR WING

BEDROOM 4
11'6 x 10'1 (3.51m x 3.07m)

with 2 windows and radiator.

SHOWER ROOM
6'5 x 5' (1.96m x 1.52m)
comprising shower cubicle, pedestal wash hand basin and wc. Tiled floor, heater towel rail and obscured window to side.

MAIN LANDING
with linen cupboard, small access to roof space and doors to

BEDROOM 5
11'1 x 10'4 max dimensions (3.38m x 3.15m max dimensions)

with velux window and window to side. Laminated floor and radiator.

BEDROOM 6
11'8 x 8' (3.56m x 2.44m)

with window to fore and radiator.

BEDROOM 7

11'8 x 8'2 (3.56m x 2.49m)

with window to side and radiator.

EXTERNALLY

Shared side vehicular access leading to hard standing.

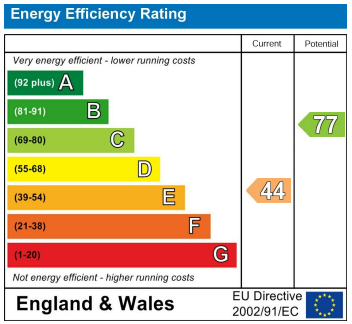
Small front garden area and pedestrian path to rear leading to the large side garden predominately laid to lawn with garden shed.

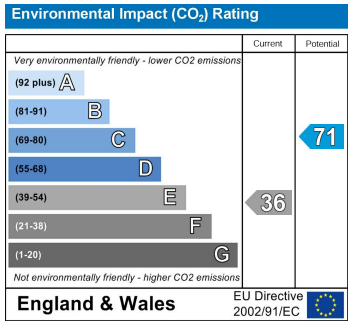
DIRECTIONS

From Aberystwyth take the A487 coastal north up Penglais hill on the brow of the hill turn right onto Waunfawr and Myrtle Villa is on the right hand side denoted by a for sale board.

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

Mrtyle Villa





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