



**36 Danycoed,  
Aberystwyth Ceredigion SY23 2HD**  
**Guide price £295,000**



## For Sale by Private Treaty

Situated on the ever popular Danycoed residential estate, a semi-detached 3 Bedroomed house in need of modernisation with integral garage and pleasant rear garden.

36 DANYCOED  
ABERYSTWYTH  
CEREDIGION  
SY23 2HD

The house provides for accommodation on three levels as highlighted on the floor plan. 36 Danycoed is in need of refurbishment and perhaps incorporating the garage as additional accommodation subject to obtaining the necessary consents. There is a large garden to the rear of the property.

There are some public footpaths nearby leading to Pen Y Graig and towards the University, National Library of Wales and Bronglais Hospital who are all nearby. Aberystwyth has both local and National retailers on the High Street with some larger stores also convenient at the edge of town.

## TENURE

Freehold

## SERVICES

All main services are connected. Gas fired central heating.

## VIEWING

Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

## COUNCIL TAX

Band E

36 Danycoed provides for the following accommodation. All room dimensions are approximate.

## GROUND FLOOR



Front entrance door with glazed side panel to

## RECEPTION HALLWAY

Radiator, stairs to first floor and door to

## SITTING ROOM

14'7 x 15'7 (4.45m x 4.75m)



Alternatively a bedroom. Window to fore, rear and side, gas fire, radiator, shelving. Stairs down to inner hallway with understairs cupboard. Doors to

## L SHAPED KITCHEN/DINING AREA

## KITCHEN AREA

6'3 x 8'2 (1.91m x 2.49m )



Single drainer stainless steel sink unit with mixer tap. Base and eye level units. Tiled splashbacks. Door and window to side.

## DINING AREA

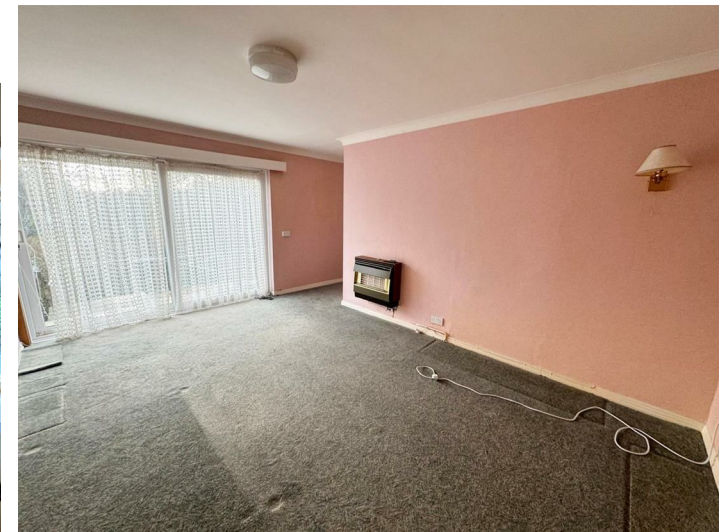
7'1 x 9'4 (2.16m x 2.84m)



Laminated floor and radiator.

## LIVING ROOM

15'9 x 10'8 and 7'5 x 8'2 (4.80m x 3.25m and 2.26m x 2.49m)



Radiators, gas fire, patio doors to rear patio. Window to rear.

## FIRST FLOOR

Landing with access to roof space. Airing cupboard housing the Valliant gas fired central heating boiler.

### BEDROOM 1

10'7 x 7' (3.23m x 2.13m)



Window to fore, radiator and shelving.

### BEDROOM 2

8'5 x 15' (2.57m x 4.57m)



Window to rear with views over garden and beyond. Radiator.

### BEDROOM 3

12'2 x 8'5 (3.71m x 2.57m)



Window to rear with views over garden and beyond. Radiator.

### WETROOM

7' x 7' (2.13m x 2.13m)



WC, washbasin, shower area with seat and surround. Full splashbacks, window to side, radiator.

### EXTERNALLY





## DIRECTIONS

(What3Words: thus.happening.trustees)

From the town centre proceed North up Penglais Hill. Turn left opposite the Bronglais Hospital car park on to Danycoed. Keep to the right and 36 Danycoed will be on the right hand side denoted by a For Sale board.

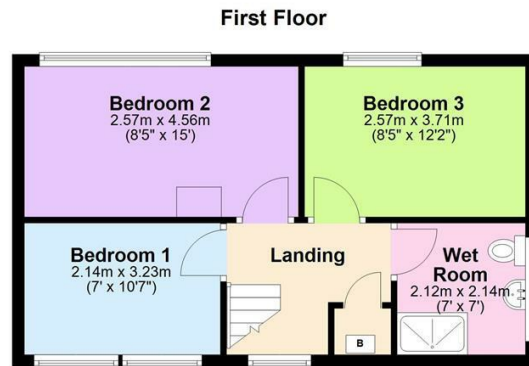
Small front garden area with side pedestrian path leading to the large terraced rear garden (see photo) with paved patio and well stocked with trees and shrubs. Garden shed.

## ATTACHED GARAGE

15'8 x 11'1 (4.78m x 3.38m)

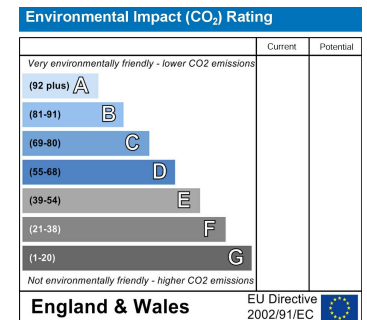
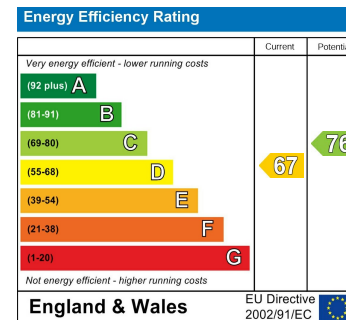
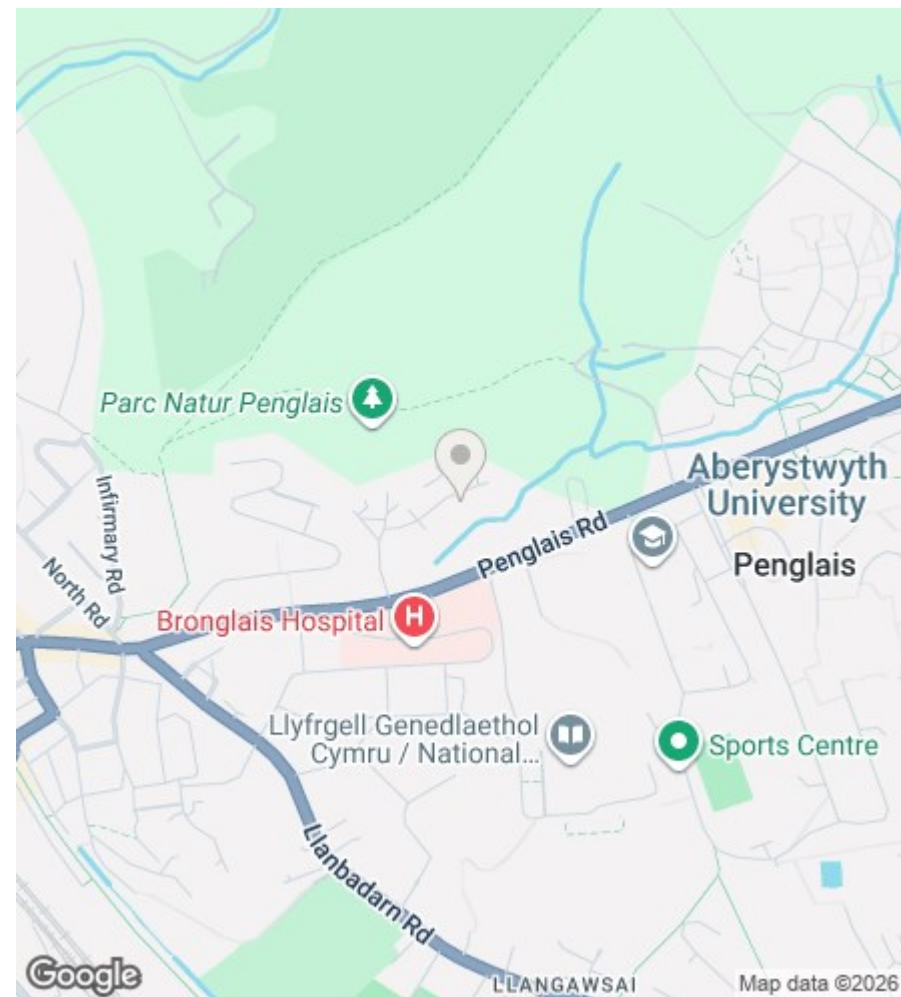


Up and over door.



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.

**36 Danycoed, ABERYSTWYTH**



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
Tel/Ffon: 01970 626160  
Email/E-Bost: sales@aledellis.com