



16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
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**4 Crynfryn Buildings,
Aberystwyth Ceredigion SY23 2BD
Guide price £170,000**

A mid terraced 3 storey 3 bedroomed house ideally situated in the heart of the town.

Energy Efficiency Rating : 63 D
Tenure : Freehold
Council Tax Band : D

4 Crynfryn Buildings, Aberystwyth, Ceredigion, SY23 2BD

A mid terraced 3 storey 3 bedroomed house ideally situated in the heart of the town.

Crynfryn Buildings forms part of the quiet residential cul-de-sac of similar town properties and within a short walking distance of the town centre and local amenities on offer. Aberystwyth has an excellent range of both social, leisure and educational facilities to cater for the large local and student populations. The town also being convenient to all major employers such as The University, Bronglais Hospital and The National Library of Wales.

This chain free property is in need of some modernisation but with huge potential and offers an excellent opportunity for a first-time buyer or those wishing to invest in a town. The property also has strong rental potential due to it's popular central location.

TENURE:

Freehold.

SERVICES:

All mains services are connected. Gas fired central heating.

VIEWINGS:

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

4 Crynfryn Buildings provide for the following accommodation. All room dimensions are approximate and all images have been taken with a wide angle lens camera.

COUNCIL TAX:

Band D.

Steps up to

Front Entrance Door

Into

Open Plan Living Kitchen Area

Living Area



With feature cast iron fireplace and wooden mantle surround, radiator, window to fore and stairs to first floor accommodation.

Kitchen Area



Comprising base and eye level units, tiled splashbacks, stainless steel sink and cooker point. Appliance spaces, tiled flooring and understairs storage cupboard housing the combi gas central heating boiler. Window and door to rear.

First Floor Accommodation



Landing

With stairs to second floor accommodation and doors to

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Bathroom



Comprising wc, wash hand basin and bath with shower over. Airing cupboard and obscured window to rear.

Bedroom 2



With window to rear and radiator.

Bedroom 1



With window to fore, radiator and feature fireplace wooden mantle.

Bedroom 3



With bricked feature fireplace, open wardrobe/storage area, radiator and window to fore with views overlooking the promenade and Constitution Hill.

Second Floor Accommodation

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Externally



At the rear of the property there is a small patio seating area.

Directions

On foot from the office. Turn left and left at Sgwar Owain Glyndwr. Turn right just after Nat West Bank onto Baker Street. Crynfryn Buildings will be to the left of the old library just after the book shop and chapel.



