



**Alltlwyd 9 Penglais Terrace,  
Aberystwyth SY23 2ET**  
**Guide price £235,000**



A conveniently situated 6 bedroomed mid terraced 3 storey townhouse with rear garden.

Alltlywd is a chain free property and a superb investment purchase or family home. The property is just a short walking distance away from the market town of Aberystwyth as well as the University, Bronglais Hospital and The National Library of Wales. The town having a good range of both social, leisure and educational facilities to for the large local and student populations.

The property was refurbished in 2019 and is up to Ceredigion County Council HMO Standards.

Alltlywd comprises of a living room, bedroom/dining room, kitchen diner, utility room and showerroom on the ground floor. 3 bedrooms, a wc and showerroom on the first floor and 2 bedrooms on the third floor.

Externally the property is reached via shared steps leading to the front entrance door and a small garden to the rear.

### TENURE

Freehold.

### SERVICES

All mains services connected. Gas fired central heating.

### VIEWING

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

### COUNCIL TAX

Band E.

### Front Entrance Door

Into

### Reception Hallway



With radiator, stairs to first floor accommodation and doors to

### Living Room

14'9 x 12'3 (4.50m x 3.73m)



With bay window to fore and radiator.

### Bedroom 1 / Dining Room

11'2 x 9'9 (3.40m x 2.97m)



With window to rear and radiator.

## Kitchen Diner

9'9 x 9'3 (2.97m x 2.82m )



Comprising base and eye level units with fitted electric oven and hob over. Extractor fan hood, appliance spaces, radiator and dining area.

Door to

## Utility Room



With door to external rear, window to rear, appliance space and one storage unit.

Door to

## Showroom



With step in shower cubicle, wc, wash hand basin and splashback panels on surrounding walls. Heated towel rail and extractor fan.

**First Floor Accommodation**

### Bedroom 2

15'9 x 11'6 (4.80m x 3.51m )



With two windows to fore and radiator.

### Bedroom 3

11'3 x 8'6 (3.43m x 2.59m )



With window to rear and built in storage.

### Showroom



With step in shower cubicle, splashback panels, obscured window to side, heated towel rail and extractor fan.



### Bedroom 4 / Sun Room

12'2 x 9'4 (3.71m x 2.84m )



With windows and door to rear external garden.

### Separate WC



With obscured window to side and wc.

## Second Floor Accommodation

### Bedroom 5

11'5 x 8'11 (3.48m x 2.72m )



With velux window and radiator.

### Bedroom 6

15'3 x 11'6 (4.65m x 3.51m )



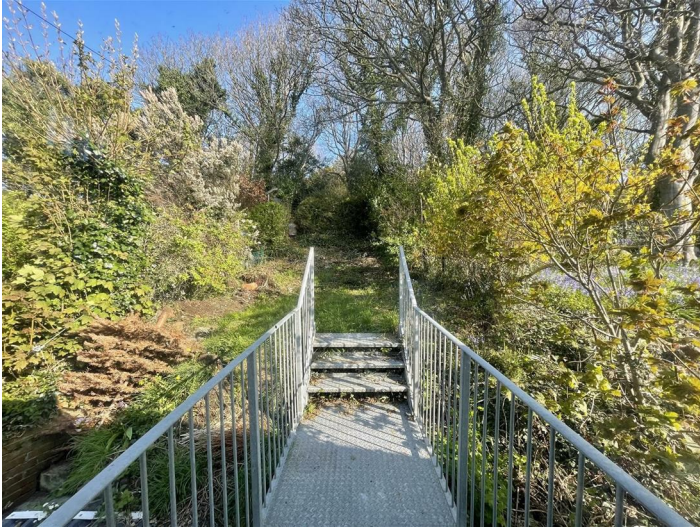
With velux window and radiator.

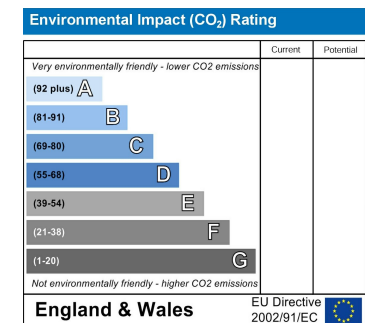
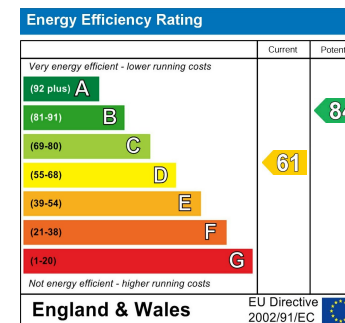
### Externally

To the fore, there are shared concrete steps leading up to front entrance door with a small front lawn.

To the rear there is a top lawned garden area with metal bridge which can be accessed by Bedroom 4/ Sun room.







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