



**22 Greenfield Street,  
Aberystwyth SY23 1PJ**  
**Guide price £175,000**



A terraced 3 bedroomed house with large rear patio in need of modernisation in a conveniently situated edge of town location.

22 Greenfield Street is a superb opportunity for first time buyers or anybody looking for a property to put their own stamp on. Although the property is in need of modernisation we believe it has been very well kept.

The property is situated off Park Avenue within close proximity to Aberystwyth town centre. Aberystwyth has a diverse range of shops to cater for the large student and local populations. Major employers at Aberystwyth include the National Library of Wales and Bronglais Hospital.

### Tenure

Freehold.

### Services

Mains services connected. Gas central heating (not currently operational)

### Council Tax

Band D.

### Viewing

### Front Entrance Door to

### Reception Hallway



With stairs to first floor accommodation with under stair storage, radiator and doors through to

### Living Room



With bay window to fore, radiator, meter cupboard and gas fireplace (with back boiler).

### Dining Room



With electric feature fireplace, alcove fitted cupboards, radiator and window to rear.

### Kitchen



With appliance spaces, airing cupboard, stainless

steel sink, pantry cupboard, gas feature fireplace, windows to rear & side. Door to external rear patio.



### Half Landing

With steps leading up to

### Bedroom 1



With window to rear & radiator.

### Bathroom



Comprising wc, wash hand basin, bath tub with shower over. obscured window to side and fully tiled walls.



### First Floor Accommodation



With ladder & hatch to loft and doors to

### Bedroom 2



With fitted wardrobe, window to rear and radiator.

### Bedroom 3



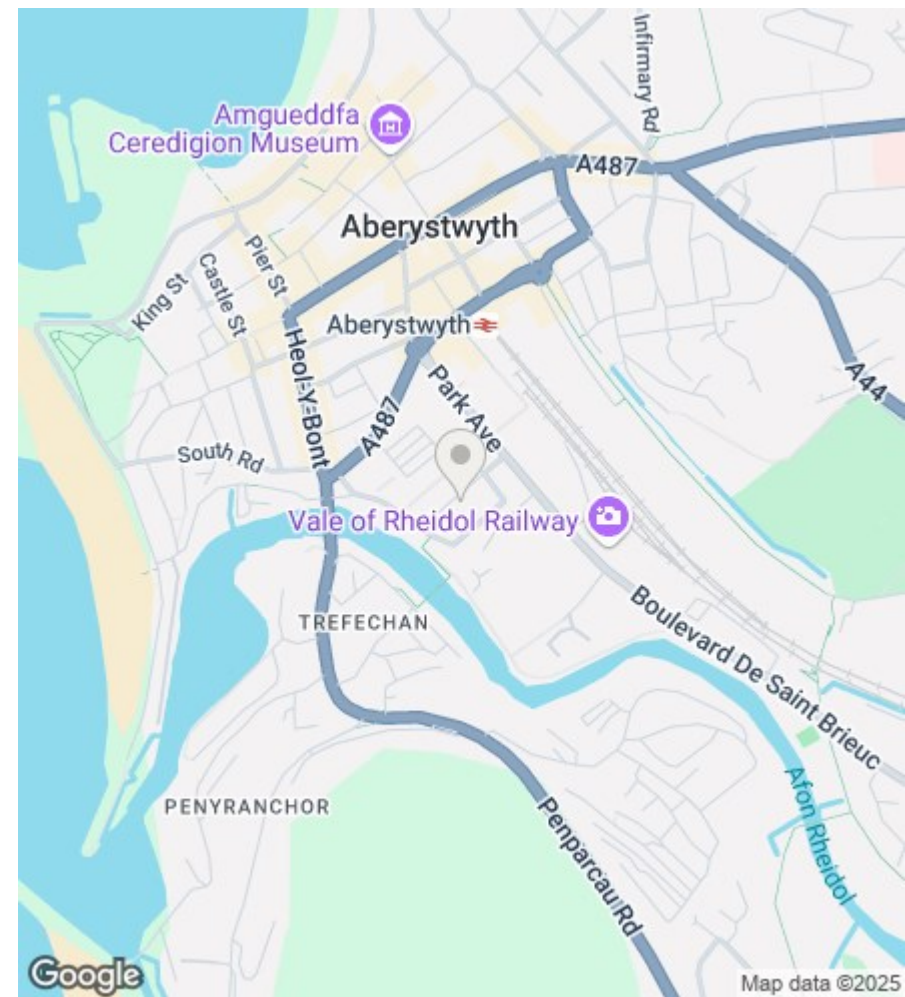
A commodious primary bedroom with two windows to fore, two radiators and fitted mirrored double wardrobes.

### Externally

There is pedestrian rear gated access to a large patio with shed and outside WC. A superb sun spot.

### Directions

From the office proceed past the railway station to the roundabout, take the first exit left down Park Avenue before turning right (opposite the entrance to Retail Park) on to Greenfield St and the property can be seen on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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