2 Green Gardens, Trefechan
Aberystwyth Ceredigion SY23 1BB
Guide price £275,000

ALED ELLIS

A traditional well presented
five bedroomed house with rear vehicular access and planning permission recently granted for a garage extension.

Green Gardens is situated near Trefechan Bridge within a short walking distance of Aberystwyth town centre and the marina. The property provides for a commodious five bedroomed family accommodation on three floors which appears well looked after and well worthy of inspection

The University and market town of Aberystwyth has a good range of both local and national retailers and major employers to include the University, Bronglais Hospital and the National Library of Wales.

Planning permission has recently been granted application number A220278 for a garage extension. A copy of this permission is included with the sales particulars for information purposes only.

TENURE:
Freehold

SERVICES:
Mains services are connected

COUNCIL TAX:
Band E

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

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

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
with an attractive tiled floor, stairs to first floor accommodation, under stairs storage cupboard and radiator. Door to rear and door to

SUN LOUNGE
7'6 x 21'5 (2.29m x 6.53m)

with large picture window to fore, French doors/window to the rear. Laminated floor and radiator.

SITTING ROOM

with Window to fore, fireplace with a room heating range set on slate hearth, recess cupboard laminated floor and radiator.

OPEN PLAN KITCHEN/LIVING / DINING ROOM

10'7 x 25'7 max (3.23m x 7.80m max)

With three windows to the rear, two Velux windows and door to rear. Kitchen comprises of single drainer stainless steel sink unit with mixer tap, good range of base units with appliance spaces, pantry cupboard and eye level units. Gas fire with recess display area, laminated floor and door to

DOWNSTAIRS WC

5' x 7'6 (1.52m x 2.29m)

comprising of wash handbasin plumbing for automatic washing machine, radiator and laminated floor.

FIRST FLOOR ACCOMMODATION

LANDING

with stairs to 2nd floor accommodation and doors to

BATHROOM
9'4 x 11' (2.84m x 3.35m)

comprising of panelled bath, WC, wash handbasin, shower cubicle with Myra shower. Airing cupboard with copper hot water cylinder, recess with shelving, laminated floor and radiator. Obscured window to rear, shaver point and light.

BEDROOM 1
10'8 x 11'9 (3.25m x 3.58m)

with window to fore, fitted wardrobe and radiator

BEDROOM 2
10'6 x 10'8 (3.20m x 3.25m)

with 2 windows to fore, fitted wardrobes extending along one wall and radiator.

BEDROOM 3
7'8 x 9'5 (2.34m x 2.87m)

with window to rear and radiator.

SECOND FLOOR ACCOMMODATION

BEDROOM 4
13'6 x 9'8 (4.11m x 2.95m)

with window to fore, radiator and under eaves storage.

BEDROOM 5
10'5 x 9'8 (3.18m x 2.95m)

with window to fore, radiator and under eaves storage.

EXTERNALLY

Large rear garden with existing garage/outbuilding with planning permission to demolish and rebuild.

DIRECTIONS
From the office proceed along Mill St, turn left over Trefechan Bridge just as the bridge finishes with the metal railings, No 2 can be seen on the left hand side denoted by a for sale board.

PLANNING APPLICATION

Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering
Swyddog Arweiniol Corfforaethol : Economi ac Adfywio
Corporate Lead Officer : Economy and Regeneration
Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA
www.ceredigion.gov.uk

PLANNING DECISION
Town and Country Planning Act 1990
PLANNING PERMISSION

Agent:
B Simkin
Barry Simkin Planning & Building Consultant

Barry Simkin, 63 Bridge Street
Aberystwyth
Ceredigion
SY23 1QD

Applicant:
David Frith

Aneddle, 2 Green Gardens
Trefechan
Aberystwyth
Ceredigion
SY23 1BB

Part 1 - Particulars of application
Date of application: 11-04-2022 **Application No:** A220278

Particulars and location of development
Site Location: 2 Green Gardens, Trefechan, Aberystwyth, Ceredigion, SY23 1BB
Proposal: Proposed Garage Extension, parking and associated works. Including demolition of existing garage and garden shed.

Part 2 - Particulars of decision
Cyngor Sir Ceredigion hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development shall begin no later than five years from the date of this decision.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Drawing No 02 Site Plan - Received by the LPA 11/04/2022
- Drawing No 04 Proposed Garage Extension and Associated Works - Received by the LPA 11/04/2022
- Drawing No 05 Roof plan - Received by the LPA 11/04/2022
- Bat Survey Report "Garage and Workshop 2 Gerddi Gwyrdd" issued 29/03/2022 - Received by the LPA 11/04/2022

3. Surface water shall be trapped and disposed of so as not to discharge from/on to the adjoining highway.

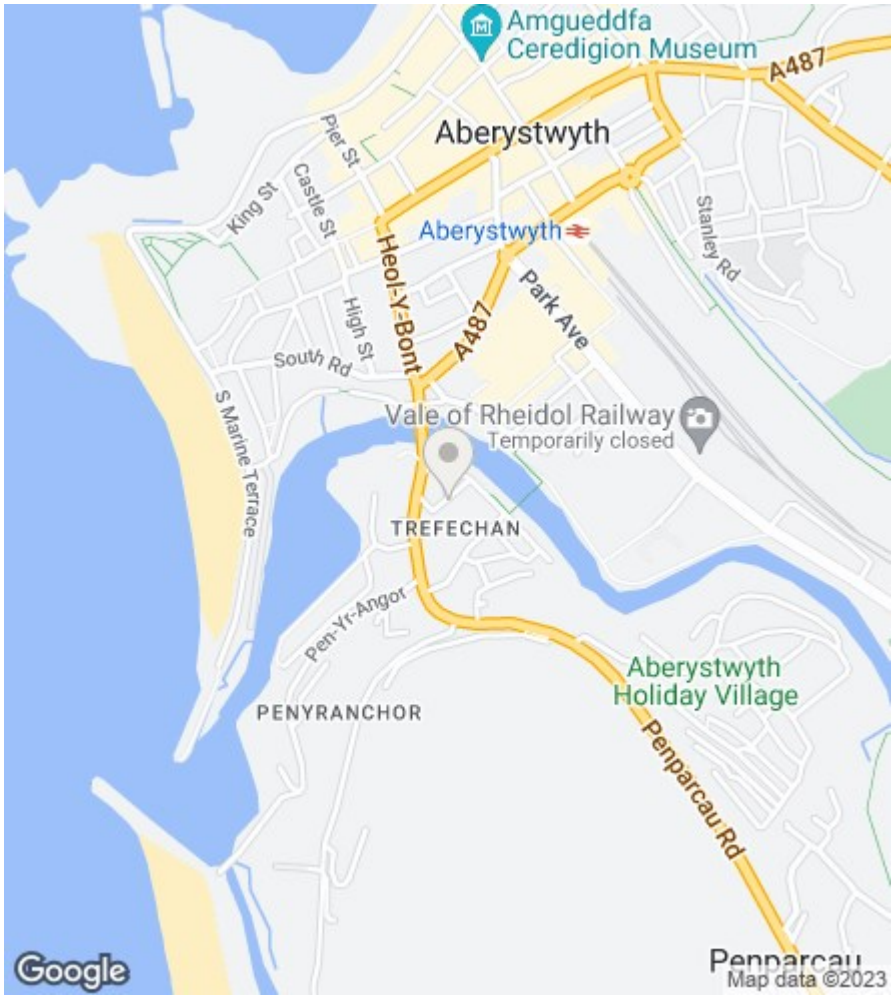
4. No surface water from any part of the development shall be connected into the existing highway surface water drain.

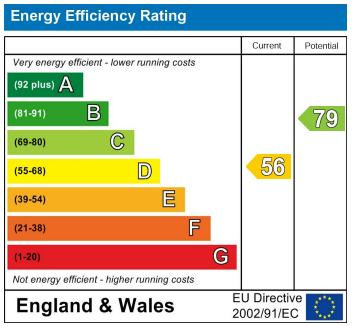
5. Any new surfacing, including access, parking areas and paths, should be constructed from permeable materials.

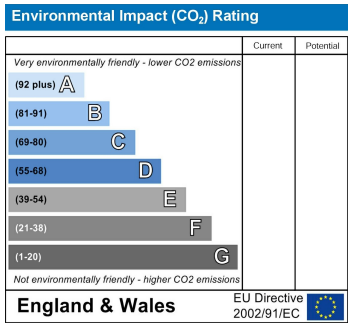
6. The applicant proposes to dispose of surface water into an existing soakaway. The applicant must ensure that the existing soakaway has the capacity to cope with any additional volume of surface water. If the existing soakaway does not have sufficient capacity, an alternative method for the disposal of surface water must be submitted for appraisal.

7. Any surface water management scheme should be designed for a 6 hours storm event, a 1 in 100 year probability, 30% allowance for climate change and 10% Urban Creep and should meet the Wales Statutory SuDS Standards.

8. The garage shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.







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