



PLOT 19 & 21, Phase 4, BRYN ARDWYN DEVELOPMENT ,  
Aberystwyth Ceredigion SY23 1EE

Guide price £450,000



## For Sale By Private Treaty

Well situated in a popular residential area and forming part of a new residential development, an end of terrace 4 bedroomed house together with integral garage

PLOT 19 & 21  
PHASE 4  
BRYN ARDWYN DEVELOPMENT  
ABERYSTWYTH  
CEREDIGION  
SY23 1EE

We are favoured with instructions to offer for sale the following 2 properties which are in the early phase of construction.

### PRICES

PLOT 19 (AREA 158 m2 ) – End of Terrace 4 bedroomed house with integral garage £495,000

PLOT 21 – (AREA 158 m2) End of Terrace 4 bedroomed house with integral garage £495,000

### JOINT AGENTS

Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com  
CBW Property Management, 13 North Parade, Aberystwyth. 01970 606060 or Sales@cbwpropertymanagement.co.uk

Bryn Ardwyn is an estate of residential properties developed on the site of the former Penweddig School. This development forms the last phase of the construction at Bryn Ardwyn.

The location is sought after due to its close proximity to the University, national Library of Wales and Bronglais Hospital. The site is easily accessible to the town centre and to all the major retailers situated on the edge of town and at Parc Y Llyn. Bryn Ardwyn is also convenient to all the social and leisure facilities situated in the area.

Aberystwyth is one of the largest towns in Mid Wales with a thriving local and student populations which is supplement by an active tourist industry due to the numerous attractions available on the Cardigan Bay coast and inland.

There is a railway station at Aberystwyth for ease of access to Machynlleth, Shrewsbury and beyond. There is a regular North and South bus service from the town centre.

## ACCOMMODATION

The accommodation of the various properties are highlighted on the attached floor plans together with a site/ block plan.

PC sum for kitchen and bathroom:-

- PLOT 19 –

- PLOT 21 –

## FRONT ENTRANCE DOOR TO

### HALLWAY

with stairs to first floor and door to

## DOWNSTAIRS WC

## FIRST FLOOR ACCOMMODATION

### LANDING

with doors to and stairs to second floor accommodation

## OPEN PLAN LIVING/ DINING/ KITCHEN AREA

with window to fore and rear.

## SECOND FLOOR ACCOMMODATION

### LANDING

with stairs to third floor and doors to 3 bedrooms (2 with ensuite) and bathroom.

## THIRD FLOOR ACCOMMODATION

### BEDROOM 4

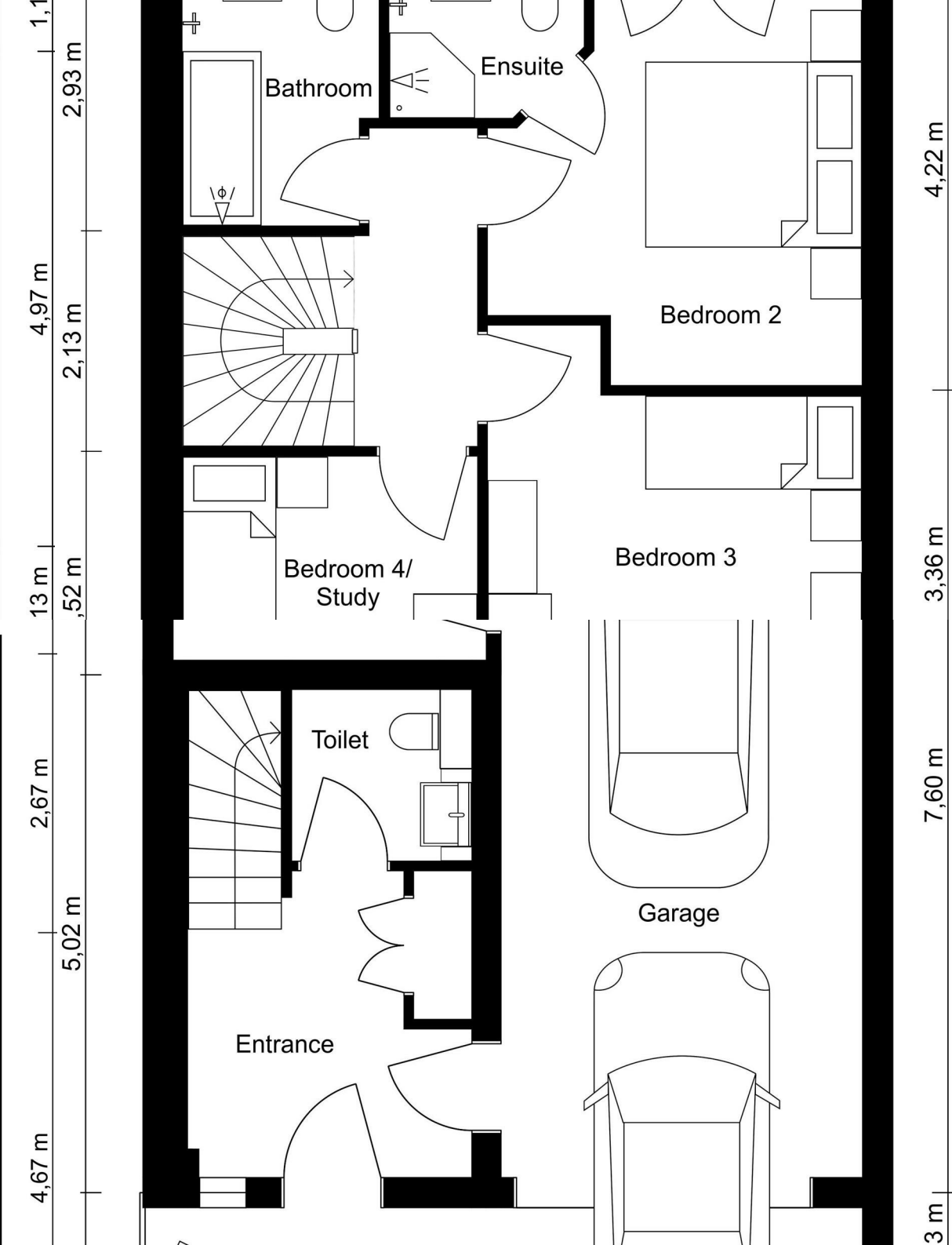
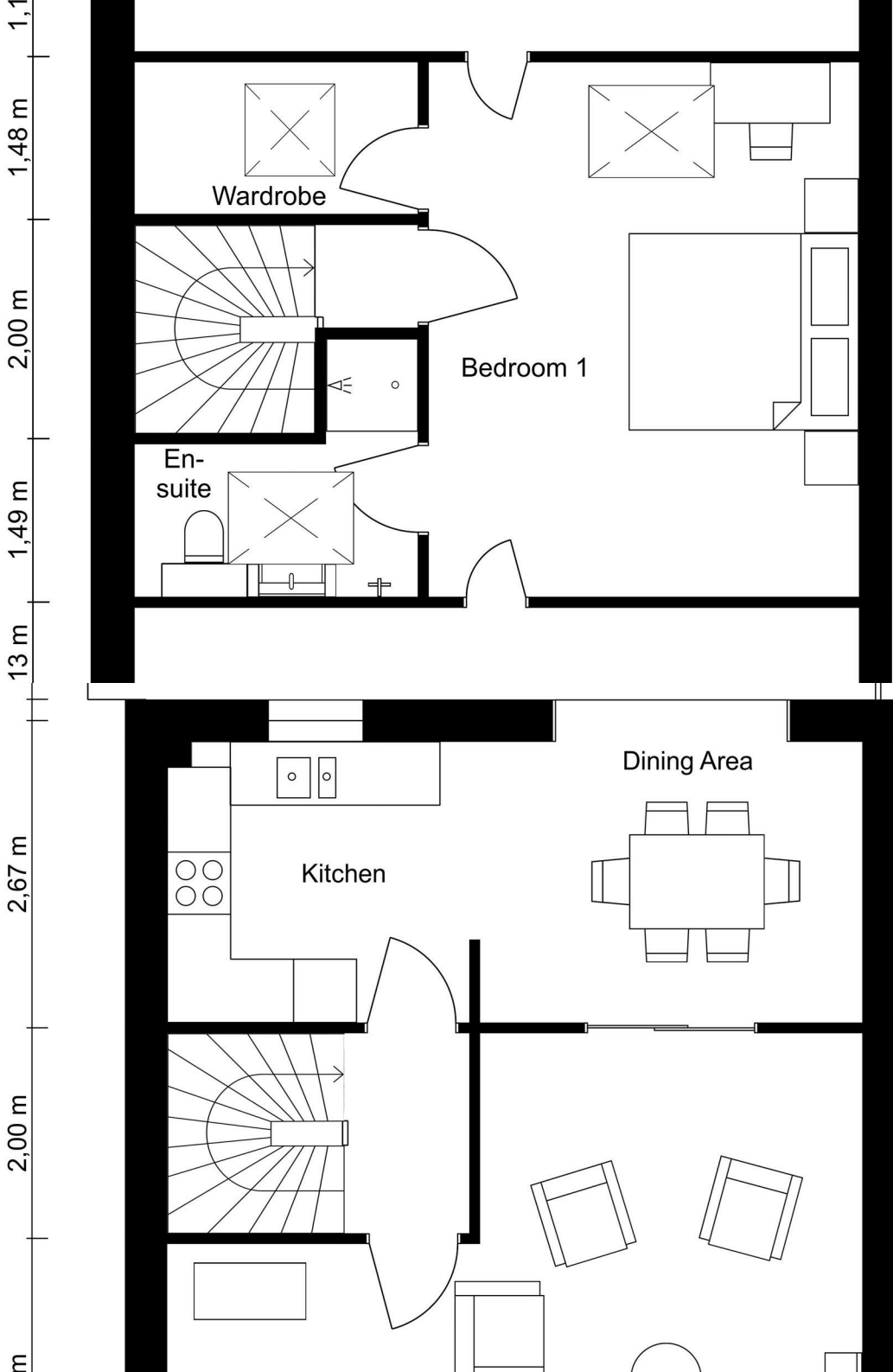
with ensuite facilities and walk in cupboard.

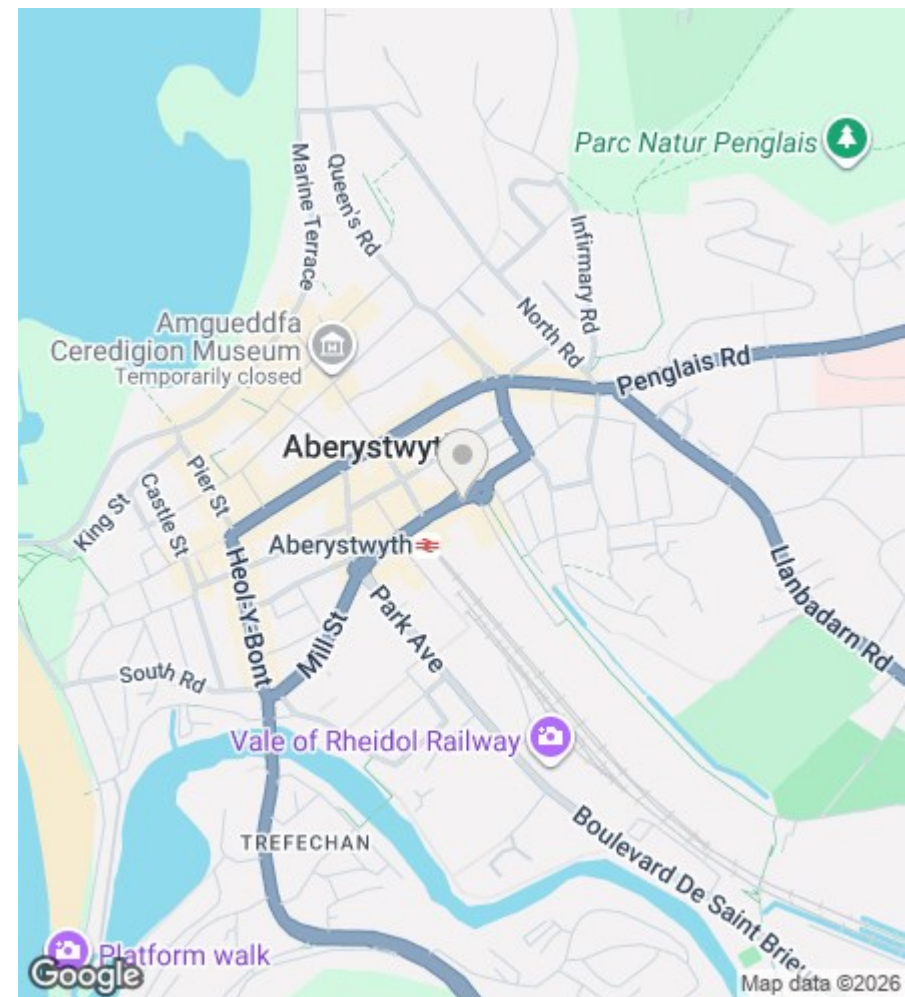
## EXTERNALLY

### GARAGE

with access to store room

## REAR GARDEN





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

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