



**4 Stanley Terrace,
Aberystwyth Ceredigion SY23 1LW**
Guide price £285,000



For Sale by Private Treaty

Enjoying a desirable town centre location a traditional well-presented 4 Bedroomed house known as

Rosedale
4, Stanley Terrace
Aberystwyth
SY23 1LW

****NO ONWARD CHAIN****

Rosedale has been well looked after throughout and is well worthy of an early inspection. The accommodation is presented on three floors as highlighted on the floor plan.

The property is double glazed and benefits from gas fired central heating. Externally, there is an appealing enclosed garden as highlighted on the photograph.

Stanley Terrace is located in the heart of town within level walking distance of the town centre and convenient to all the major employers such as Bronglais Hospital and the University. There is unrestricted parking in this area on a first come first serve basis.

TENURE

Freehold

SERVICES

All main services are connected. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band E

VIEWING

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

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

The property 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

RECPETION HALLWAY

Radiator, wooden floor, stairs to first floor accommodation, under stairs storage, cupboard.

LIVING ROOM

11'6 x 13'4 max to bay window (3.51m x 4.06m max to bay window)



Attractive fireplace with a realistic flame-effect gas fire. Bay window and radiator.

DINING ROOM

10'7 x 8'5 (3.23m x 2.57m)



Two recess cupboards, radiator and window to rear.

KITCHEN

7'8 x 13'11 (2.34m x 4.24m)



1 ½ bowl single drainer unit with mixer tap. Fitted electric cooker with 4 ring hob over. Oak base and eye level units. Stainless steel extractor fan. Breakfast bar. Plumbing for automatic washing machine. Tile splashbacks, tiled floor, radiator and door to rear. Ceiling lights.

FIRST FLOOR

½ landing. Recess cupboard. Door to

BATHROOM

10'3 x 7'7 (3.12m x 2.31m)



A cupboard with radiator housing the wall mounted Worcester gas fired central heating boiler. Deep bath with mixer tap, wash basin and WC set in bathroom furniture. Large shower cubicle, tiled floor, heated towel rail. Fully tiled, ceiling lights and obscured window to side.

MAIN LANDING

Radiator, stairs to second floor.

MASTER BEDROOM

15'3 x 11'1 (4.65m x 3.38m)



Two windows to fore, fitted wardrobe.

BEDROOM 2

8'8 x 11'1 (2.64m x 3.38m)



Window to rear, recess cupboard and radiator.

SECOND FLOOR

Laundry linen cupboard, Velux window. Door to

BEDROOM 3

11' x 15'3 (3.35m x 4.65m)



Part sloping bedroom. Part exposed beam, window to fore, radiator. Fitted bedroom furniture.

BEDROOM 4

8'8 x 9'6 (2.64m x 2.90m)



Velux window and radiator.

EXTERNALLY



Small enclosed front garden with pedestrian path to front entrance door. Pleasant enclosed rear garden with slate paving. Lean to garden shed.



DIRECTIONS

From the office, cross the road and proceed down Cambrian Road, bear right on to Thespian Street and Stanley Terrace commences (directly in front of you) on the bend. Rosedale is the 4th house on the left-hand side.

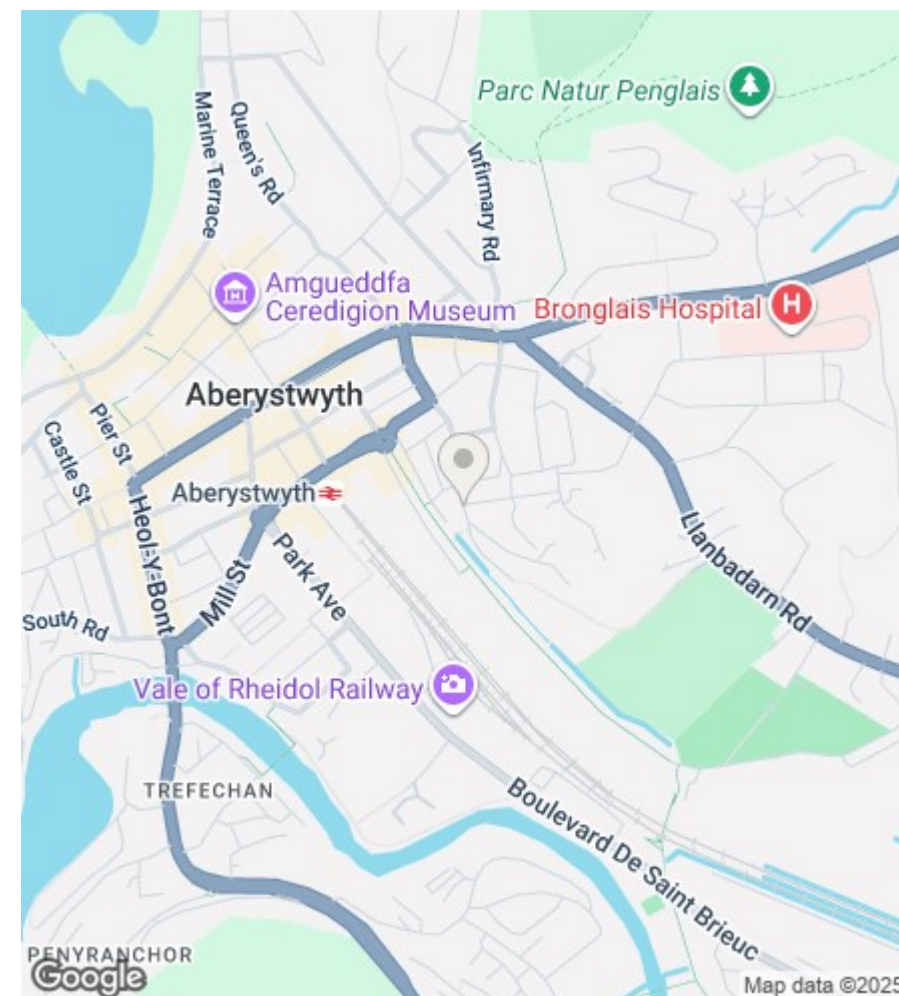


Total area: approx. 117.4 sq. metres (1264.2 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

4 Stanley Terrace, Aberystwyth



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		
	69	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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