



**PLOT 22 Bryn Ardwyn Phase 4, Bryn Ardwyn Development,
Aberystwyth Ceredigion SY23 1ED**

Guide price £600,000



For Sale By Private Treaty

Well situated in a popular residential area and forming part of a new residential development, a detached well laid out 4 bedroomed house with double garage

PLOT 22
PHASE 4
BRYN ARDWYN DEVELOPMENT
ABERYSTWYTH
CEREDIGION
SY23 1EE

We are favoured with instructions to offer for sale this 4 bedroomed detached property which is in the early phase of construction. The property offers spacious family accommodation with ensuite facilities and a large garden area to the rear.

PRICE
£600,000

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.

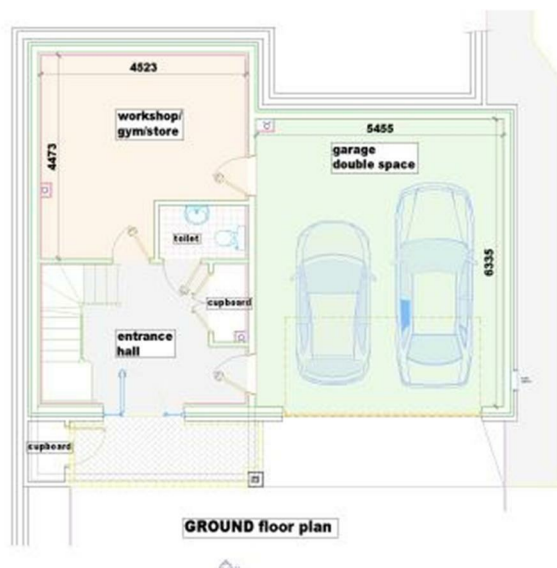
Aberystwyth is one of the largest towns in Mid Wales with a thriving local and student populations which is supplement by an active tourist industry due to the numerous attractions available on the Cardigan Bay coast and inland.

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 property is highlighted on the attached floor plans together with a site/ block plan and briefly comprises of:

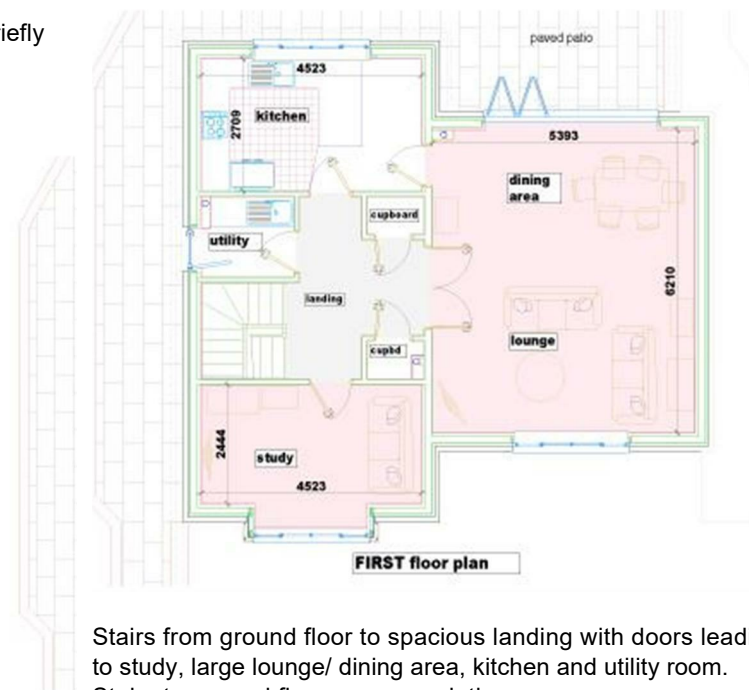
GROUND FLOOR



Entrance door to

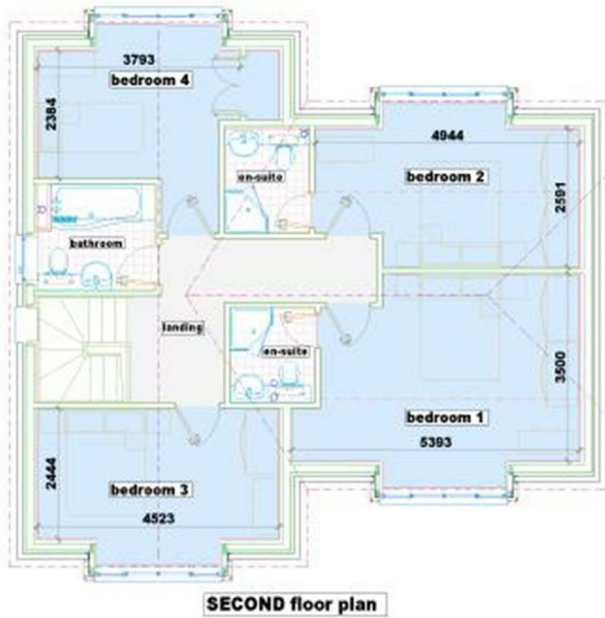
Hallway with door to downstairs wc and Workshop/ Gym. Stairs leading to first floor accommodation

FIRST FLOOR ACCOMMODATION



Stairs from ground floor to spacious landing with doors leading to study, large lounge/ dining area, kitchen and utility room.
Stairs to second floor accommodation

SECOND FLOOR ACCOMMODATION



With stairs from first floor accommodation to landing and access to 4 spacious bedrooms (2 with ensuite facilities)

EXTERNALLY



From the office proceed North to the bottom of Penglais Hill before turning right onto the A44 Llanbadarn road. Take the 2nd major turning left onto Saint Davids Road, keep to your right on to Bryn Ardwyn.

To the fore of the property a spacious driveway leading up to the double garage with lawned areas to fore, side and rear.

PC SUM

For kitchen and bathroom:-

- PLOT 22 –

VIRTUAL TOUR

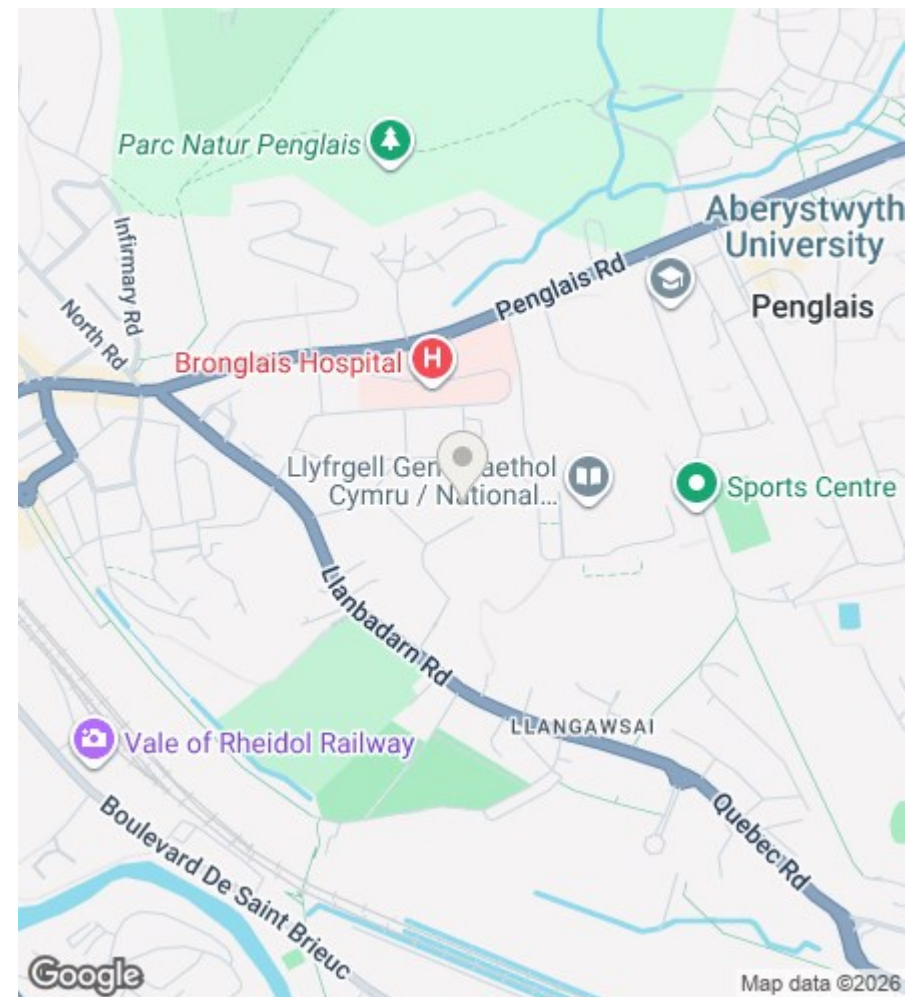
A virtual tour is available from the following link

SERVICES

All main services are connected.

DIRECTIONS

(WHAT3WORDS – hasten.protected.originate)



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			
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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 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com