16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com

3 Brynymor Terrace,
Aberystwyth Ceredigion SY23 2HU

Guide price £169,000

A terraced traditional investment property currently comprising of one bedroomed ground floor flat with 3 bedroomed maisonette over (EER - ground floor 54, maisonette 44))

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3 Brynymor Terrace is well situated on the edge of town within close proximity to Constitution Hill and the promenade. The property is therefore convenient to Aberystwyth town centre and to all major employers situated in or near the town which include the University, National Library of Wales and Bronglais hospital. Aberystwyth has under gone considerable re-development over recent years and Tesco and Marks & Spencer's have recently commenced trading in the town.

The property could also be utilised as a part investment property either the maisonette or flat used as the owners accommodation. There are views over the sea and Constitution Hill.

TENURE:
Freehold

SERVICES:
All mains services are connected.

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

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

DOUBLE ENTRANCE DOOR TO

PORCH
with door to

RECEPTION HALLWAY
with stairs to first floor maisonette, central alarm control panel and door to

GROUND FLOOR FLAT

KITCHEN/ DINING ROOM
10'5 x 11' (3.18m x 3.35m)
comprising base and 2 eye level units, single drainer sink unit, radiator and door to rear garden. Access to

LIVING ROOM
13'7 x 10'8 (4.14m x 3.25m)
with window to fore, gas fire with recess cupboards to each side.

BEDROOM
10'4 x '9'5 (3.15m x '2.87m)
with window to side, feature cast iron fireplace and radiator.

BATHROOM
7'1 x 9' (2.16m x 2.74m)
comprising pedestal wash hand basin, wc, panelled bath, part tiled walls and radiator.

FIRST FLOOR ACCOMMODATION

MAISONETTE

REAR WING

DINING ROOM
10'8 x 9'6 (3.25m x 2.90m)

with window to side and radiator.

KITCHEN
6'7 x 9'2 (2.01m x 2.79m)

comprising single drainer stainless steel sink unit, Worcester wall mounted gas central heating boiler, worktops, plumbing for automatic washing machine, tiled walls and window to rear.

SEPARATE WC

SHOWER ROOM
comprising Triton shower, wash hand basin and radiator.

LIVING ROOM TO DINING ROOM

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LIVING ROOM
16'2 x 13'9 max dimensions (4.93m x 4.19m max dimensions)

with an attractive cast iron fireplace with recess cupboard to each side and radiator. Bay window with sea view.

BEDROOM 1
10'2 x 10'8 (3.10m x 3.25m)

with window to rear, cast iron fireplace with recess cupboard to each side, wash hand basin and door to rear. Radiator.

SECOND FLOOR ACCOMMODATION

LANDING
with door to

BEDROOM 2
9'5 x 16'3 (2.87m x 4.95m)

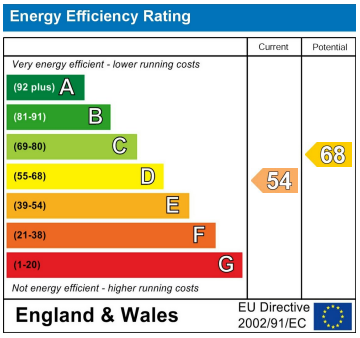
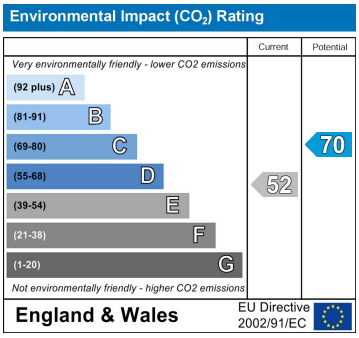
with window to rear, radiator and wash hand basin.

BEDROOM 3
10'4 x 10' (3.15m x 3.05m)

with window to fore with sea views. Radiator.

EXTERNALLY

REAR GARDEN
with rear pedestrian access.

DIRECTIONS
From Aberystwyth to the bottom of Constitution Hill and Brynymor Terrace is on the right hand side.

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