

## Aberystwyth

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Viewing Arrangements  
Strictly by appointment  
through Alexanders



### 1 Brynymor

Asking Price £315,000

A coastal dream retreat in the picturesque town of Aberystwyth.

Welcome to 1 Brynymor Terrace a captivating residence nestled in the heart of Aberystwyth, boasting the charm of a 4-bedroom end-of-terrace house with sea views. This distinctive property seamlessly combines the warmth of a welcoming home with the allure of coastal living.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
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T: 01970 636000

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### ENTRANCE

Enter through Blue glazed wooden door into small foyer area. Wooden glazed door leads into the hallway;

### HALLWAY (3.65m X 1.75m)

The hallway has wooden laminate to floor, Wall mounted radiator, Wall mounted thermostat and fitted smoke detector.

### DINING ROOM (3.44m x 3.02m)

Double glazed white UPVC window to rear elevation, Wooden laminate to floor, Log burner and tiled hearth. Built in storage space and double glazed doors that lead to;

### LOUNGE (3.98m max x 3.91m )

Double glazed white UPVC window to front elevation, Blue carpet to floor, TV, phone and broadband points. Wall mounted radiator with thermostat. Fireplace surround with Gas Heater.

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### **KITCHEN (4.46m x 2.29m)**

Located at the end of the hallway the kitchen consists of a double glazed UPVC window to the side elevation, Brown laminate to floor a large built in storage cupboard currently used as a food pantry with a fitted electric light inside. Plumbing for washing machine or dishwasher, Stainless steel sink, Space for cooker with extractor fan above and space for fridge freezer.

### **STAIRS LEAD TO FIRST FLOOR;**

### **BATHROOM**

Pine clad ceiling, Opaque double glaze white UPVC window to side elevation. The bathroom comprises of a white WC. a white bidet, White hand wash basin with shaving point and light above. A white Bath with overhead electric shower, glass shower panel and white extractor fan above. White wall mounted radiator with thermostat. Heated towel radiator.

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### **BEDROOM THREE (3.37m x 2.99m)**

Bedroom two located on the first floor, Large double glazed UPVC white window to rear of elevation with views looking out to Brynmor Rd. Built in storage cupboard which currently houses the boiler. Wall mounted radiator with thermostat.

### **MASTER BEDROOM (5.16m max x 4.33m)**

Master bedroom consists of two double glazed white UPVC windows one of which is a bay window both to front elevation with views looking out to Brynmor Terrace and a view of the Cliff Railway building. Cream carpets to floor, Wall mounted thermostat radiator.

### **STAIRS LEAD TO SECOND FLOOR**

### **BEDROOM TWO (3.72m x 2.98m)**

Located on the second floor this bedroom benefits from a double glazed white UPVC window to rear elevation with views that look out up to Brynmor Road. Original wooden rafter beams, Small white hand wash basin located in the corner of the bedroom and a wall mounted radiator.

### **BEDROOM ONE (3.92m max x 3.55m)**

Double glazed window to front elevation with views of the front of the property and beyond, Wall mounted radiator and original wooden rafter beams.

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### **SECOND FLOOR BATHROOM**

Located on the second floor of the property the bathroom consists of a walk in shower with a hinged patterned glass door, White low flush W.C and white wash hand basin. Contemporary tiles to floor and walls throughout

### **CONSERVATORY**

Small lean to Conservatory with large single glazed windows all round with views of the back garden. Tiled floor throughout, Storage cupboard currently used to store tools and small freezer.

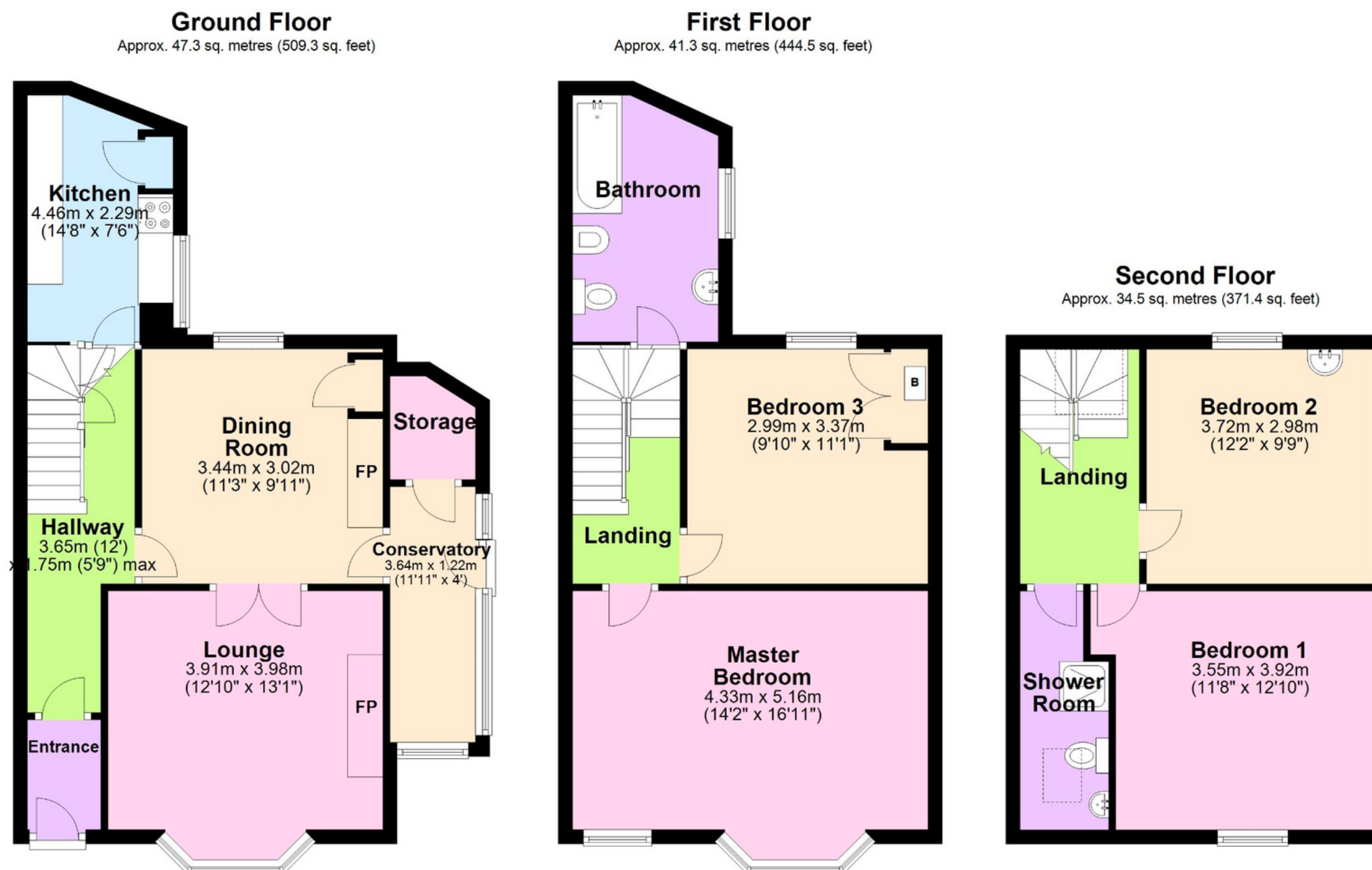
### **GARDEN**

Concrete slabbed patio, Small wood chipped area, Outside tap. Wooden fence surrounding perimeter of the garden. A gate to the side that leads onto Brynmor Rd.

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Aberystwyth  
Energy Rating  
D



Total area: approx. 123.1 sq. metres (1325.2 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**1 Brynymor Terrace, Aberystwyth**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS 2023**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale

**VIEWINGS**

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information

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