



FOR SALE BY PRIVATE TREATY

Light roomy 3 storey Town style house with integral garage, balcony and conservatory. Convenient level edge of Town location.

**4 SYLVAN COURT
PENGLAIS
ABERYSTWYTH SY23 2ES**



The well-presented house has large spacious rooms with all three bedrooms benefiting from fitted wardrobes.

Vendor Likes:

Convenient location
Low maintenance
Sunny aspect with balcony

Agent Likes:

Fitted bedroom suites
Large lounge
Excellent storage facilities.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

4 Sylvan Court, Penglais, Aberystwyth, SY23 2ES

HALL



15' 8" x 5' 4" (4.78m x 1.63m)

Double central heating radiator. Staircase to first floor with cupboard under. Door into garage.

STORE ROOM

10' x 5' 4" (3.05m x 1.63m)

Ideal wall mounted gas combi boiler. Fitted cupboard and shelving.

GARAGE

21' 8" x 9' 8" (6.6m x 2.95m)

Remote roller door.

UTILITY ROOM

12' 2" x 5' (3.71m x 1.52m)

Deep Belfast style sink. Plumbing for washing machine. Wall adjustable shelving.

WINE CELLAR

3' 6" x 5' (1.07m x 1.52m)

Bottle racking

STORE

5' 4" x 5' (1.63m x 1.52m)

FIRST FLOOR

LANDING

Door entry system

TOILET

Low flush WC: Wash hand basin.
Central heating radiator.

LOUNGE



12' x 15' 3" (3.66m x 4.65m)

Sliding patio doors onto balcony. Two double central heating radiators. Feature fireplace surround with coal effect electric fire, raised marble effect hearth with matching inset. Curved cornice. Open arch feature into:-

CONSERVATORY

4'4 x 9'2 (1.34m x 2.80m)

Ceramic tiled floor

DINING ROOM



9' 5" x 10' 8" (2.87m x 3.25m)

Double central heating radiator. Curved cornice. Ceramic tiled floor. Fully height window and French door into Rear Conservatory

KITCHEN



6' 6" x 10' 3" (1.98m x 3.12m)

Modern base and wall units. Inset 1 ½ stainless steel sink unit. 4 ring ceramic hob with extractor over. High level stainless steel fronted Zanussi electric oven. Integrated dishwasher. Tiled splash back. Inset ceiling lights

FRONT LANDING

Central heating radiator. Curved cornice. Staircase to upper floors.

SECOND FLOOR

LANDING

Curved cornice. Fitted airing cupboard with central heating radiator.

BEDROOM 1



12' x 10' 8" (3.66m x 3.25m)

Fitted wardrobe, dressing table and matching bedside cabinets. Central heating radiator. Curved cornice.

BEDROOM 2 (rear)



9' 5" x 10' 8" (2.87m x 3.25m)

Fitted wardrobe & chest of drawers. Central heating radiator. Curved cornice.

BEDROOM 3



15' 6" x 10' (4.72m x 3.05m)

Fitted wardrobe. Central heating radiator.
Curved cornice.

BATHROOM



White 4 piece suite comprising Jacuzzi style bath. Low flush WC: Large walk-in shower cubicle. Pedestal wash hand basin. Stainless steel heated towel rail. Fully tiled walls.

OUTSIDE



SERVICES

Mains electric, water, drainage & gas.
Gas central heating

COUNCIL TAX

Band D

EER

61

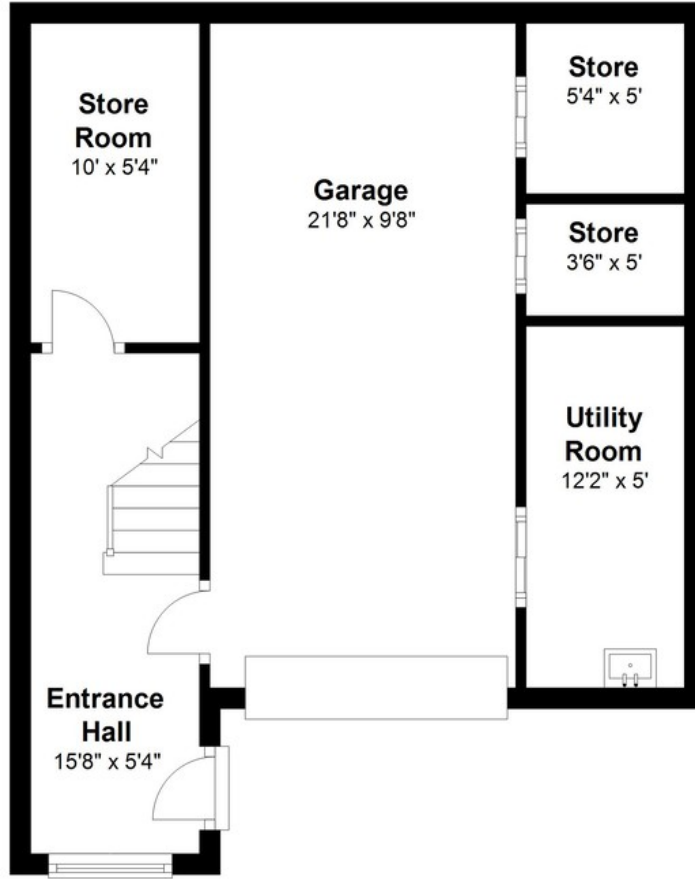
VIEWING

via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS

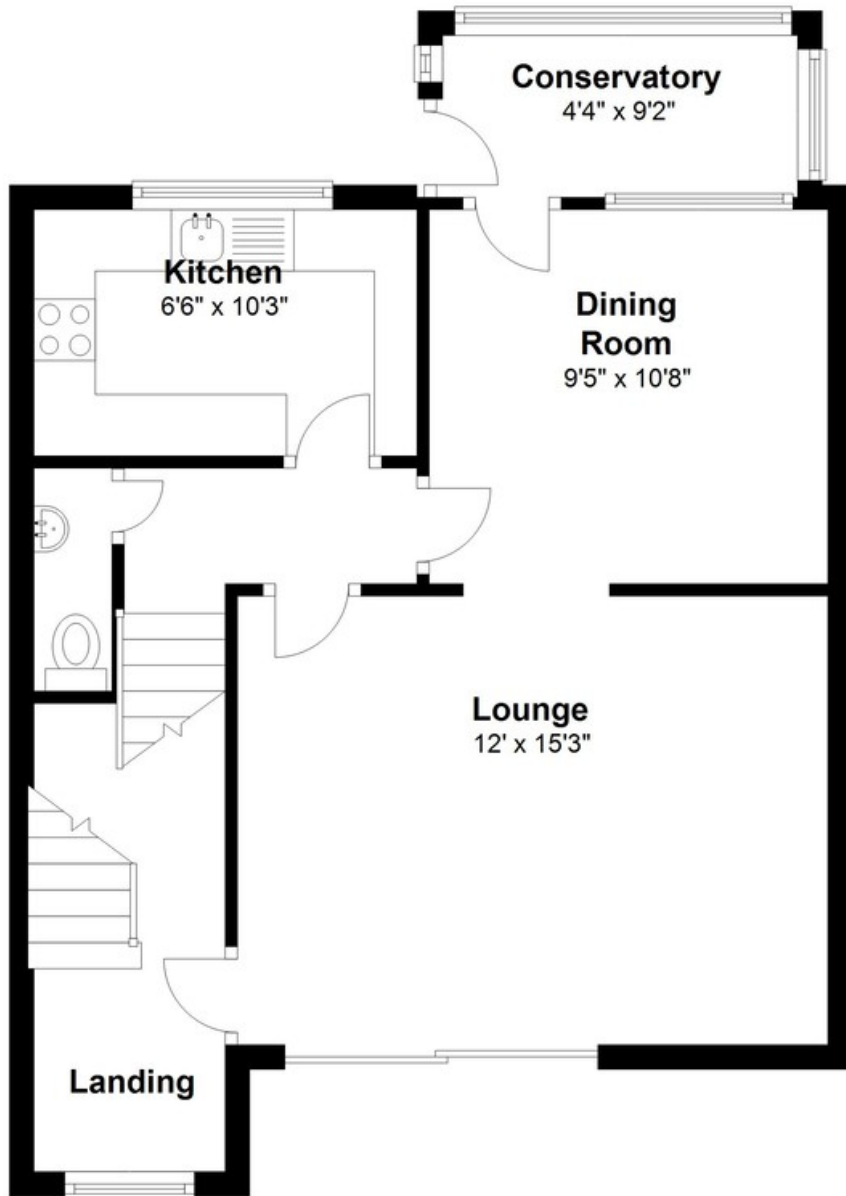
PRICE:

£285,000

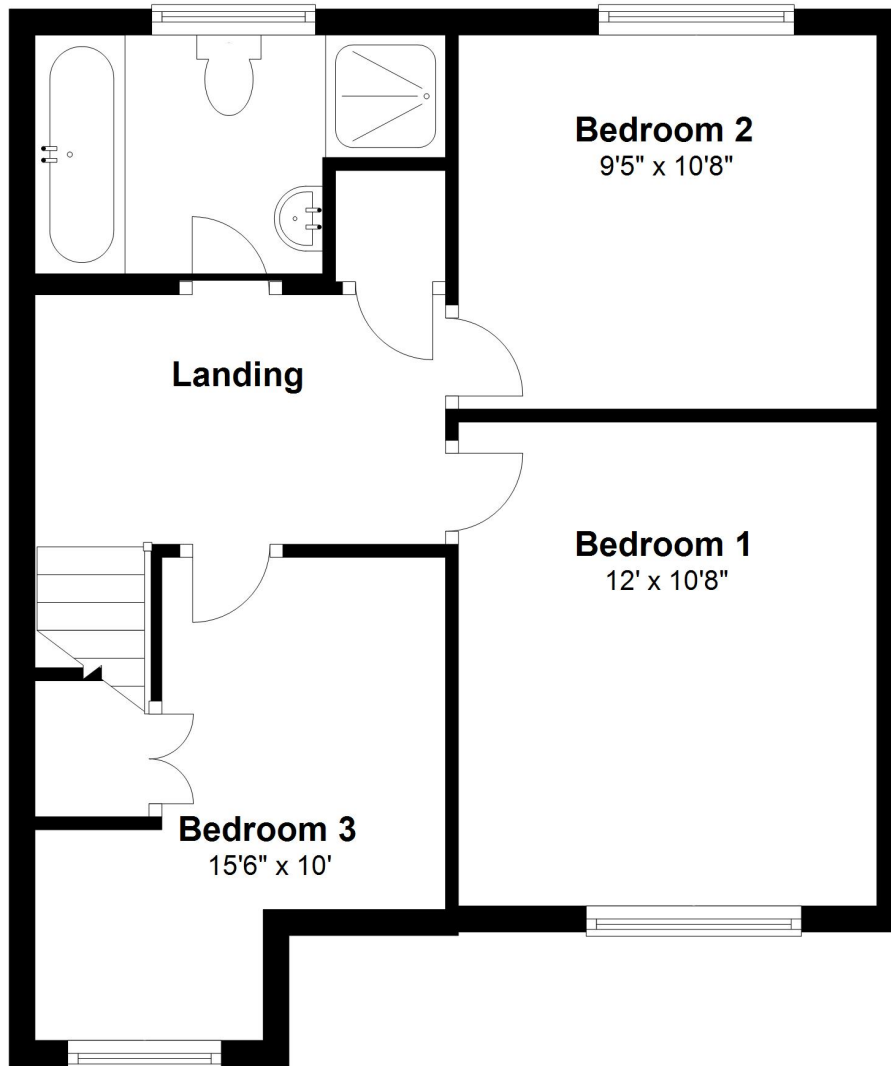
Ground Floor



First Floor



Second Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.