



alexanders
Estate Agency

North Road, Aberystwyth



Viewing Arrangements
Strictly by appointment
through Alexanders

Aberystwyth

Asking Price £385,000

This charming four-bedroom detached Edwardian property, brimming with original features, is located near Aberystwyth town centre. It offers a spacious rear garden, a garage, and the perfect blend of historic charm and modern convenience, making it an ideal family home.

Nestled on a peaceful street just 2-5 minutes from Aberystwyth town center and seafront, with Penglais Nature Park at its back and stunning views of the National Library and Pendinas Monument, this Edwardian four-bedroom detached house, rich in original features, offers a prime location and a perfect opportunity to craft a charming family home at Grove Lodge.

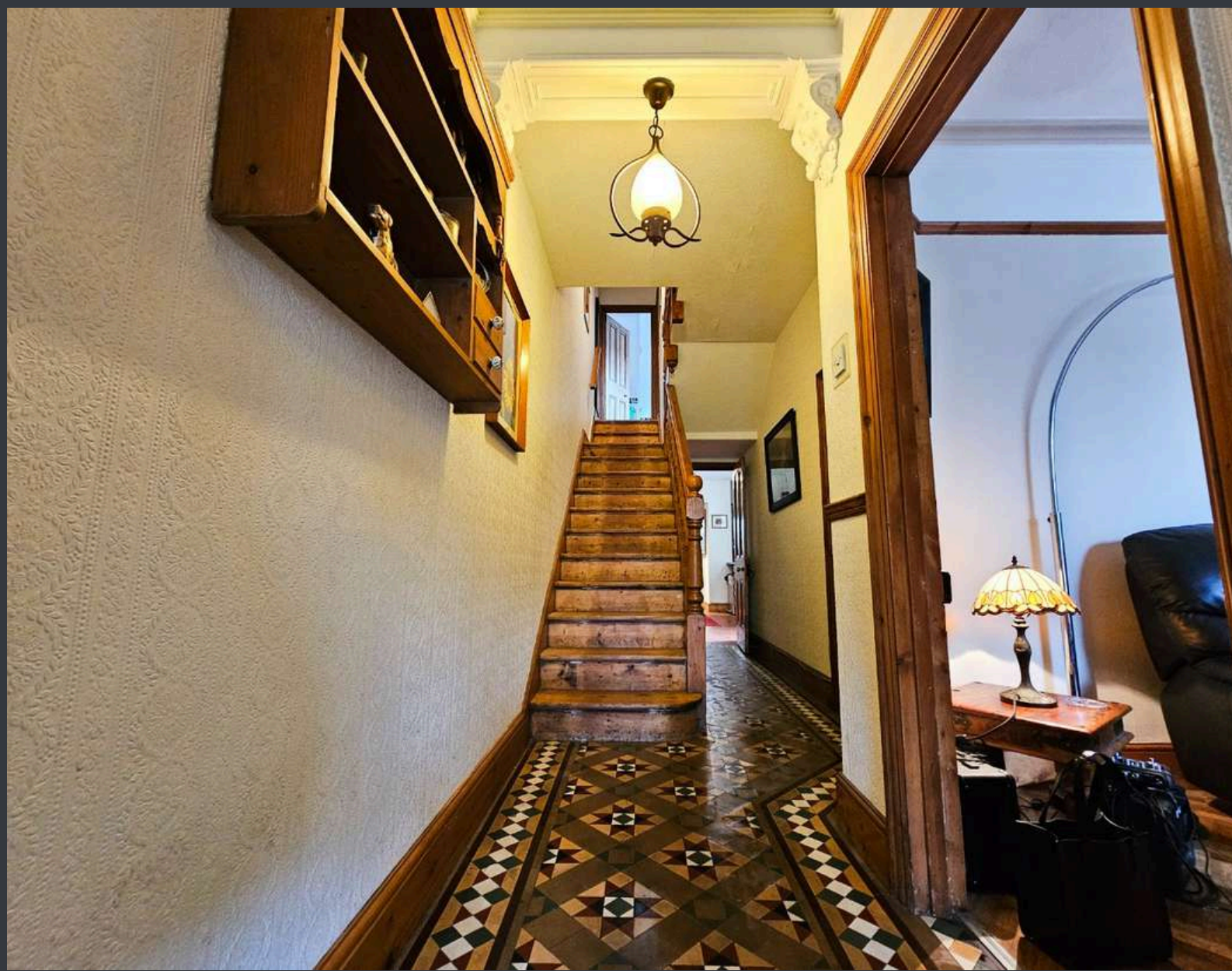
Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
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All please note: Whilst every care is taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract. Measurements are approximate and plans included are for illustrative purposes.

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PROPERTY COMPRISES

The property is accessed through the porch leading to the entrance hall and benefits from Gas Central Heating, with all main services connected unless otherwise stated, all rooms feature double glazing, a range of power points, radiators, and original doors throughout, Council Tax band E.

HALLWAY

The grand hallway features stunning Minton tiling, an original varnished wood balustrade staircase, and charming floral and angelic corbels that add to the home's beauty; its generous width allows for practical coat hooks on the wall, while communicating doors with stripped woodwork lead to under-stair storage, the lounge, dining room, and kitchen.

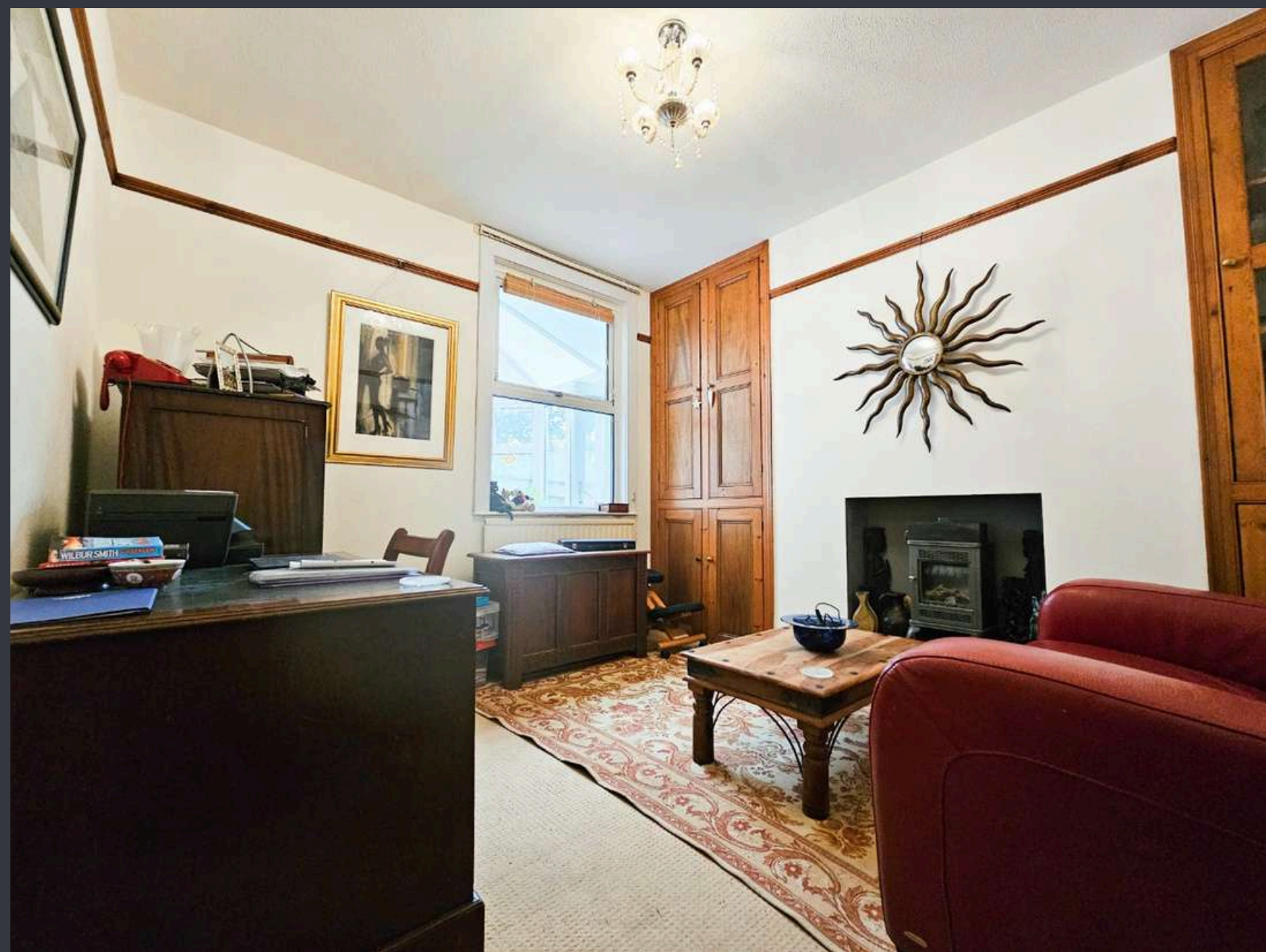
LOUNGE (3.76m x 3.66m)

Featuring a large bay window to the front and natural varnished wood skirting boards and door, this room is an ideal family lounge, the feature gas living flame fireplace offers a cosy gathering spot. Practical features include various power points, picture rails for a nail-free way to display cherished memories, along with built-in shelves and a storage cupboard, perfect for showcasing books and treasured items.

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DINING ROOM (3.35m x 3.12m)

This well-proportioned dining room is perfect for family gatherings and special occasions, featuring original wooden and glass cupboards designed for storing table linens and dinnerware, which now provide excellent additional storage or could make this space ideal for conversion into a study, as the current owners have thoughtfully adapted.

KITCHEN (6.69m x 2.81m)

The kitchen boasts traditional wooden base units with work surfaces, complemented by original terracotta quarry tiled flooring and tiling in water-sensitive areas. It features a 1 1/2 bowl stainless steel sink, space for a fridge/freezer, a large range induction oven with a smoked-glass cooker hood, and a stainless steel splashback. Open plan to a utility area with space for a washing machine and dryer, the kitchen also includes a larder cupboard, a Worcester combi boiler, and has communicating doors to the WC and conservatory.

GROUND FLOOR W.C

Featuring a white low flush W.C, White hand wash basin, Crystal board half walls and quarry flooring.

ORIGINAL VARNISHED WOOD BALUSTRADE STAIRCASE TO FIRST FLOOR;

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BEDROOM ONE (5.24m x 4.12m)

This spacious loft room has been beautifully transformed into a master bedroom, featuring two Velux windows, one with views over Aberystwyth. The current owners commissioned a bespoke wooden staircase that perfectly matches the original first-floor stairway.

BEDROOM TWO (3.74m x 3.71m)

With a large bay window to the front and an additional side window welcoming abundant natural light, this well-proportioned double bedroom boasts restored original floorboards, natural wood high skirting boards, and fitted double wardrobes. It also offers fantastic views of the National Library, Pendinas Monument, and the stunning cherry trees that bloom beautifully in the spring

BEDROOM THREE (3.73m x 2.09m)

This bedroom comfortably accommodates a double bed with windows overlooking the rear elevation.

BEDROOM FOUR (3.74m x 3.71m)

With windows to the side and rear, this L-shaped bedroom comfortably fits a double bed, offering views of the back garden and the National Library.

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BATHROOM

This good-sized family bathroom features tiling in water-sensitive areas and is equipped with a white suite that includes a low flush WC, a wash hand basin, a bath with a shower attachment, and a separate shower cubicle with a Triton shower. Additional amenities include an electric shaving point, a heated towel rail, and ample storage provided by a large airing cupboard with a small radiator.

SEPERATE W.C

Wash hand basin with storage cupboard below. Opaque window to side.

CONSERVATORY (2.95m x 2.26m)

Constructed with uPVC double-glazed panels, the spacious conservatory could serve as an excellent playroom or a sunny retreat, and features communicating doors to both the kitchen and garden.

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OUTSIDE REAR OF PROPERTY

The garden features a half-lawn and partly landscaped tiered terracing, providing an ideal seating area. A pathway leading to the front of the property with a new side gate all bordered by wooden fencing and mature hedgerows

OUTSIDE FRONT OF PROPERTY

Steps lead to the front of the property, which is bordered by mature plants, hedgerows and a beautiful cherry tree. The garage features a reinforced flat roof that could be used as a roof garden or terrace, offering additional space for a table and chairs.

GARAGE (4.60m x 2.93m)

The garage, accessed through an up-and-over door with an electronic mechanism, features a range of power points, ample storage and shelving, four double sockets, an RCD unit, two strip lights, and two electronic fobs.

IMPORTANT INFORMATION

TENURE

Freehold

SERVICES

This property is connected to mains electric and water and features mains Gas central heating, along with double-glazed windows throughout.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024 - 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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