



16 Terrace Road
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**5 Brynymor Terrace,
Aberystwyth Ceredigion SY23 2HU
Guide price £195,000**

A well positioned terrace traditional 5/6 bed roomed house with sea views to the fore. (EER 58)

5 Brynymor Terrace, Aberystwyth, Ceredigion, SY23 2HU

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The property which is in need of some refurbishment enjoys a desirable location at the bottom of Constitution Hill just off the northern edge of the promenade. There are sea views to the fore. The property retains many original features such as fireplaces, exposed wooden floors and attractive staircase.

Brynymor Terrace is in a quiet residential suburb of the town and is within walking distance of the Aberystwyth town centre which has a good range of local and traditional retailers. The property is also convenient to major employers which include the University, National Library of Wales and Bronglais Hospital.

TENURE

Freehold.

SERVICES

All main services are connected. Gas fired central heating.

VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP sales@aledellis.com 01970 626160.

The property provides for the following accommodation. All rooms dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

Front entrance door to

PORCH

Half glazed entrance door to

RECEPTION HALLWAY

Stairs to front floor accommodation, under stairs storage cupboard, radiator. Door to

LIVING ROOM

14'x 13'3 max to bay window (4.27mx 4.04m max to bay window)



Attractive Victorian cast iron fireplace with slate hearth, radiator, exposed wooden floor. Bay window to fore with sea view.

DINING ROOM

10'8 x 11'6 (3.25m x 3.51m)



Attractive Victorian fireplace with slate hearth with recess cupboard to each side, radiator, window to rear.

BASIC KITCHEN

9'9 x 14'5 (2.97m x 4.39m)



Double drainer stainless steel sink unit, cooker point. Open fireplace with Klondike room heater range. Radiator, two windows to side.

REAR HALLWAY

with cupboard housing the wall mounted gas central heating boiler. Door to rear and door to

DOWNSTAIRS WC

7'5 x 5'9 (2.26m x 1.75m)

with pedestal wash hand basin, extractor fan and window to rear. Radiator.

FIRST FLOOR ACCOMMODATION

Half landing with linen cupboard. Separate wc and door to

5 Brynymor Terrace, Aberystwyth, Ceredigion, SY23 2HU

BEDROOM 1

11'2 x 9'8 (3.40m x 2.95m)



Radiator, window to side and door to

BEDROOM 2

11'7 x 10'8 (3.53m x 3.25m)



Attractive cast iron fireplace, wash hand basin, radiator and window to rear.

BATHROOM

9'8 x 11'1 (2.74m x 2.44m x 0.30m)



With panelled bath and pedestal wash hand basin, radiator, window to rear. Extractor fan.

MASTER BEDROOM 3/SECONDARY LOUNGE

14'1 x 17' (4.29m x 5.18m)



Window and bay window to fore with sea views. Attractive cast iron fireplace with wooden mantel and surround and slate hearth. Shelving to each side. Exposed wooden floor, radiator.

MAIN LANDING

Stairs to second floor.



5 Brynymor Terrace, Aberystwyth, Ceredigion, SY23 2HU

SECOND FLOOR ACCOMMODATION

Landing. Door to

BEDROOM 4

6'9' x 9'6' (2.06m' x 2.90m)



Window to fore with sea views. Radiator.

BEDROOM 5

10'4' x 9'4' (3.15m x 2.84m)



Window to fore with sea views, radiator, shelving.

BEDROOM 6

11'8' x 12'6' max I-shaped in nature (3.56m x 3.81m max I-shaped in nature)



Window to rear, wash hand basin, radiator.

EXTERNALLY



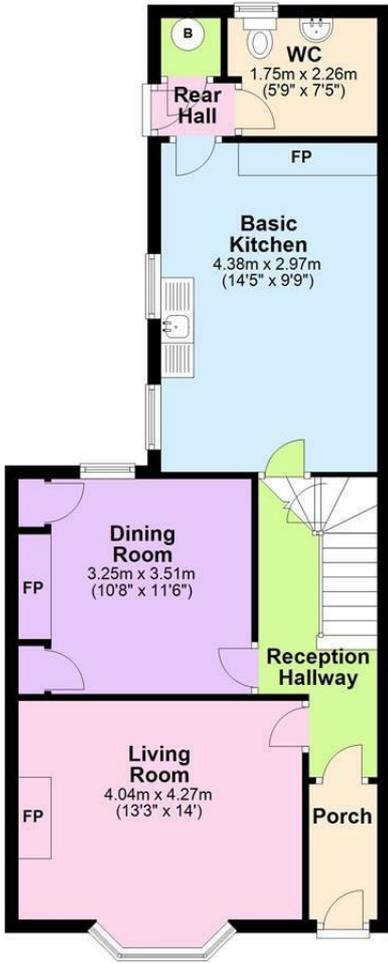
Immediate garden area to rear with steps leading up to a further small garden area with pedestrian access to the rear service lane.



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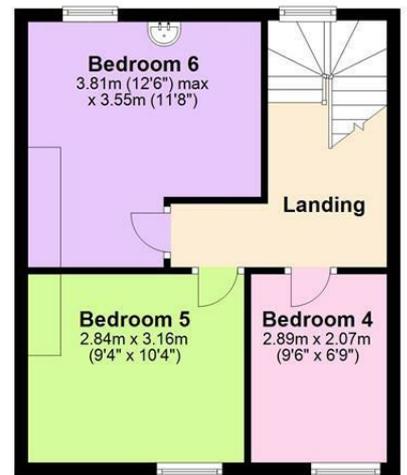
Ground Floor



First Floor



Second Floor



Total area: approx. 157.9 sq. metres (1699.7 sq. feet)

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

5 Brynymor Terrace, Aberystwyth

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			
		58	82
EU Directive 2002/91/EC			
England & Wales			

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		70	72
EU Directive 2002/91/EC			
England & Wales			