



32 , Alexandra Road
Aberystwyth Ceredigion SY23 1LN
Guide price £335,000



A commodious 6 bedroomed family home or part investment property with double garage.

The property has been well looked after, and the multipurpose accommodation is highlighted on the attached floor plan. The vendors currently reside in the rear wing of the property with bedrooms let to individual tenants mainly on a short term basis.

The Elms is double glazed and centrally heated and is ideal as a large family home. The large garage to the rear will be of interest to a local tradesmen or those parties who wish to have off-road town centre parking.

The Elms is within a short walking distance of the town centre which include both local and national retailers. The property is also convenient to all the major employers which include the university the national library of Wales and Bronglais Hospital.

TENURE

Freehold

SERVICES

All main services are connected

COUNCIL TAX

Band

VIEWING

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

The Elms provide for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

DOUBLE DOORS to

PORCH

with entrance door to

RECEPTION HALLWAY

with tiled floor, stairs to 1st floor accommodation, radiator and doors to

BEDROOM 1

13'7 x 15'4 max (4.14m x 4.67m max)



to bay window. Alternatively a front living room, radiator and storage unit. Laminated floor.

BEDROOM 2

12' x 12'5 (3.66m x 3.78m)



Alternatively a dining room. French doors to rear, laminated floor and radiator.

LIVING ROOM

8'3 x 16'9 (2.51m x 5.11m)



Alternatively can be used as a breakfast room. Windows to side, radiator and under stairs storage cupboard. Feature fireplace and display shelving.

KITCHEN

16' x 8'2 (4.88m x 2.49m)



comprising single drainer sink unit with mixer. Range of modern base unit with appliance spaces and worktops over. Splashback. Eye level units, radiator and tiled floor. Under stairs storage cupboard, door and windows to side.

REAR HALLWAY

with tiled floor and door to rear. Stairs to 1st floor bedroom/ Office and door to

BATHROOM

3'7 x 12'7 (1.09m x 3.84m)



comprising bath with shower over. WC and wash hand basin set in bathroom furniture. Tiled floor and heater towel rail.

FIRST FLOOR ACCOMMODATION

FROM REAR HALLWAY

BEDROOM/ OFFICE

8'3 x 14'3 (2.51m x 4.34m)



with radiator and window to rear.

FROM RECEPTION HALLWAY

with stairs to 1st floor accommodation

REAR WING

LANDING

with cupboard housing the gas fired central heating boiler.

BATHROOM

9'1 x 6' (2.77m x 1.83m)



comprising wash hand basin set in bedroom furniture, bath with shower over and screen. Radiator and obscured window to side. Fully tiled .

SEPERATE WC

with wash hand basin

MAIN LANDING

with doors to

BEDROOM 4

12'6 x 12' (3.81m x 3.66m)



with laminated floor, radiator, feature fireplace and window to rear.

LIVING ROOM

12' x 15' (3.66m x 4.57m)



with bay window and radiator.

KITCHEN

6'7 x 9'5 (2.01m x 2.87m)



comprising single drainer stainless steel sink unit, base units with appliance spaces. Eye level units with stainless steel extractor fan. Laminated floor, tiles splashbacks and window to fore.

BEDROOM 5

11'4 x 11'9 (3.45m x 3.58m)



with part sloping head room. Velux window and window to rear. Radiator and laminated floor.

STORE ROOM

7'6 x 12'6 (2.29m x 3.81m)



with worktop, laminated floor, radiator and window to fore.

SECOND FLOOR ACCOMMODATION

LANDING

with doors to

SHOWER ROOM

6'7 x 3' (2.01m x 0.91m)

comprising shower cubicle and wash hand basin. WC and fully tiled.

BEDROOM 6

9'5 x 11'2 (2.87m x 3.40m)



with work top, laminated floor, radiator and window to fore.

EXTERNALLY

Rear Small decked area. Concreted yard leading to

GARAGE

20'8 x 18' (6.30m x 5.49m)

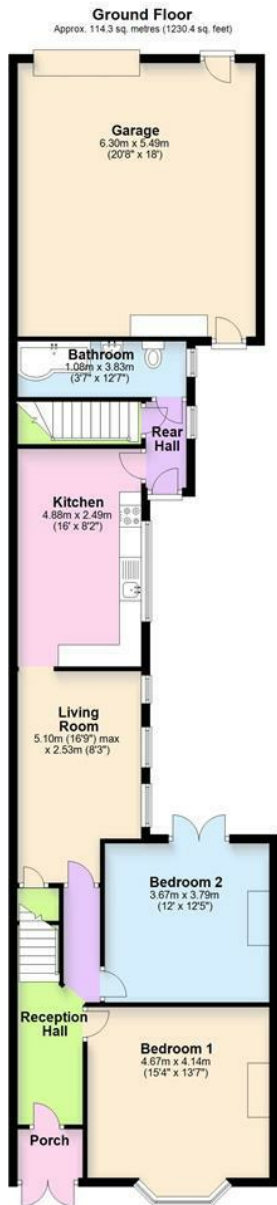


with electric roller shutter door and pedestrian side door access to rear service lane.

Small front garden area.

DIRECTIONS

From the office Proceed right down Terrace road towards the railway station. Turn left heading pasted the bus stop and the The Elms can be seen on the right hand side just after the roundabout.



Total area: approx. 232.7 sq. metres (2504.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

The Elms, 32 Alexandra Road, 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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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