



4 Stanley Road,
Aberystwyth SY23 1LS
Guide price £185,000



4 Stanley Road is a 4 Bedroomed Terrace house in need of modernisation situated in a popular residential area within walking distance of all amenities on offer at the town centre.

The property is convenient to all amenities available at the town centre and also to major employers such as the University, national library of Wales and Bronglais hospital. The town has a good range of social and leisure facilities to cater for the large local and student populations. Tourist attractions include the Vale of Rheidol Railway, Constitution hill, Castle and the popular promenade.

TENURE

Freehold

SERVICES

All main services are connected

COUNCIL TAX

Band F

VIEWING

Strictly by appointment with the sole selling agent; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Stanley Road provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Front entrance door to

Reception Hallway



Front Room

13 x 13'3 (max to bay window) (3.96m x 4.04m (max to bay window))



Bay window to fore, radiator

Open Plan Kitchen Dining Area. (Kitchen)

16'9 x 5'6 (5.11m x 1.68m)



Windows to rear, Sliding door to garden, dated units, dated stainless steel sink drainer unit, radiator,

Dining Area

11'3 x 12 (3.43m x 3.66m)



Covered fireplace on tiled hearth

Utility Room

4'9 x 6'1 (1.45m x 1.85m)



Door to rear into garden

Stairs leading to first floor

Bathroom

6'1 x 7'4 (1.85m x 2.24m)



Window to rear, radiator, WC, Bath, Wash hand basin.

Bedroom 1

11'4 x 12'1 (3.45m x 3.68m)



window to rear, radiator

Bedroom 2

17'6 x 11'3 (5.33m x 3.43m)



Windows to fore, feature fireplace with wooden mantle, L shaped in nature

Stairs leading to 2nd Floor, Velux window on landi

Shower Room

8'2 x 7'3 (2.49m x 2.21m)



Window to rear, wash hand basin, WC, storage cupboard, electric shower system

Bedroom 3

11'4 x 12'1 (3.45m x 3.68m)



Velux window to rear, radiator

Bedroom 4

11'3 x 17'6 (3.43m x 5.33m)



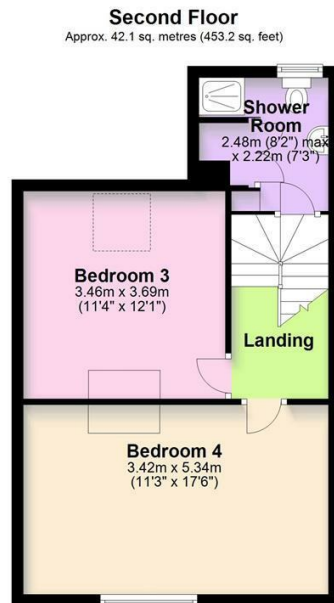
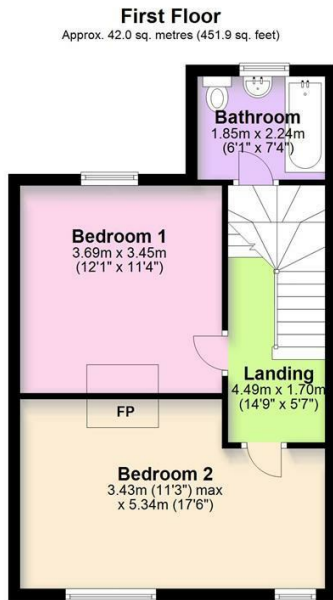
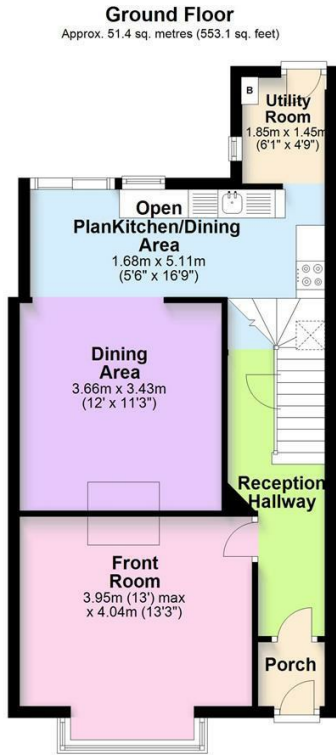
Window to fore, radiator

EXTERNALLY



Level garden. Rear pedestrian access to garden.
Subject to consent it may be possible to develop a
vehicular hardstanding

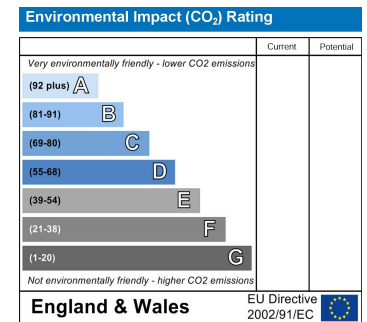
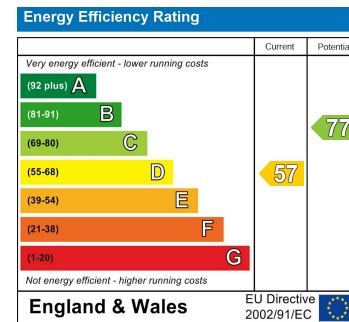




Total area: approx. 135.5 sq. metres (1458.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

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