



Llwynyrsos, 4 Broncynfelin, Clarach  
Aberystwyth Ceredigion SY23 3DS

Guide price £235,000





## A Semi Detached House

providing for a modern and well presented 3 bedroomed accommodation with a spacious garden to the rear.

In a desirable residential area, enjoying the best of both worlds being within short distance of the beach and amenities at the near-by Clarach and the resort of Borth.

Aberystwyth has a good mix of both local and national retailers on the high street and edge of town department stores. These retailers provide for employment opportunities as do the University, National Library and the tourist industry.

Number 4 is a superb first time buy/family home and has been tastefully decorated by the current owners. There are updated electric storage heaters and the bathroom has also been recently refurbished. Early inspection is highly recommended.

## Tenure

Freehold

## Services

Mains electricity, water and drainage are connected.

## Viewing

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

## Council Tax

Band C

## Front Entrance Door to

## Reception Hallway

With stairs to first floor accommodation and doors to

## Open Plan Living Kitchen Diner

(L Shaped)

## Living/Dining Area



A spacious yet cosy bright living space with electric feature fire, built into alcove storage cupboard and shelving and electric storage heater. Half carpeted and half wood effect flooring into dining area with double doored storage cupboards.

## Kitchen



A fitted kitchen with shaker style base and eye level units, electric oven and hob with extractor fan hood over, stainless steel sink with mixer tap, appliance spaces and centre island/breakfast bar. Window to rear and door to

## Rear Extension/Lean To Utility

With outside WC, storage cupboards and utility area with door to rear garden.

## First Floor Accommodation

## Landing

With access to loft space and doors to

## Bathroom



A recently refurbished modern bathroom with P shaped bath panelled bath tub and shower over, marble effect tiled walls, shelving, wash hand basin, WC and window to rear. Led lit vanity mirror and vinyl flooring.

## Bedroom 1

11'2 x 14'4 (3.40m x 4.37m)



With window to fore, built in mirrored wardrobes and electric storage heater.

## Bedroom 2

10'1 x 10'7 (3.07m x 3.23m )



With window to fore, fitted wardrobes/storage cupboards and electric storage heater.

## Bedroom 3

9'1 x 7'3 (2.77m x 2.21m)



With window to rear and electric storage heater.



## Externally



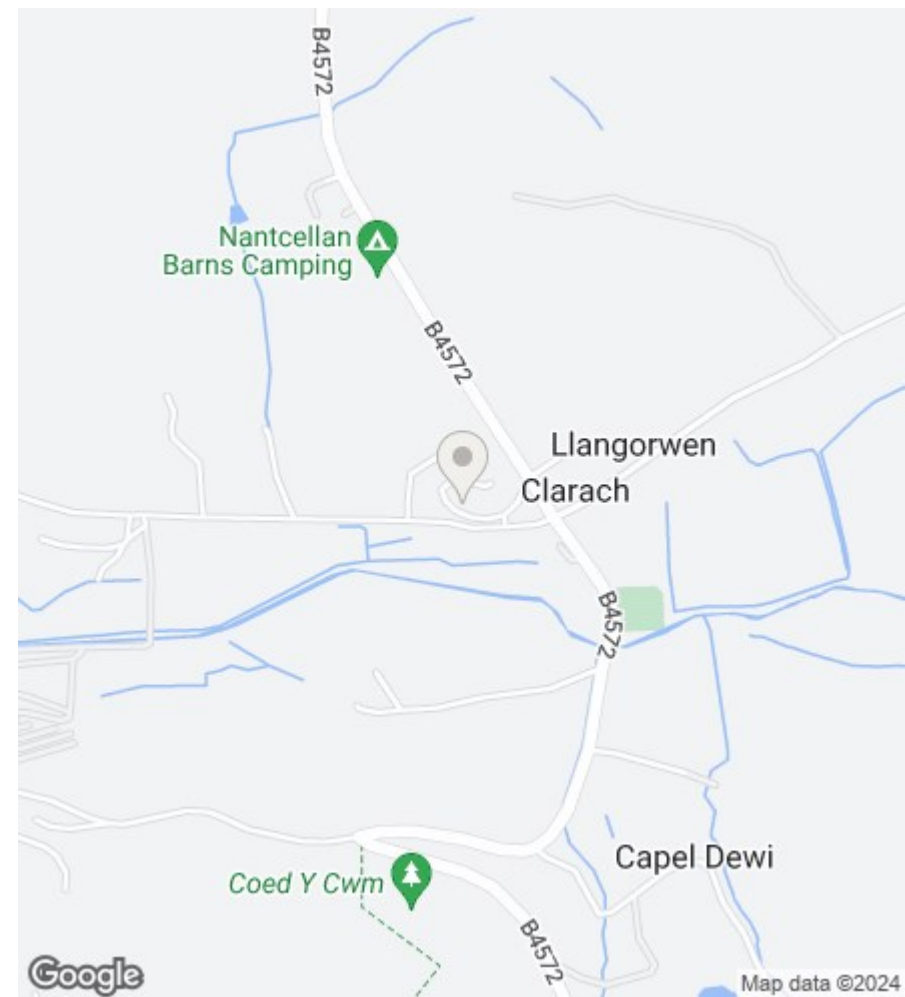
The property is approached via a gated driveway. There is a paved front seating area to the fore. Pedestrian gated pathway to rear.

To the rear, a large flat lawned garden with raised deck seating area and paved patio. Gate to rear for access.



## Directions

From Aberystwyth take the A487 trunk road north up Penglais Hill, on the brow of the hill turn left towards Clarach and proceed over the hump back bridge to Llangorwen. At the cross roads turn left and take the first turning right onto Broncynfelin, take a left and Number 4 can be seen on your right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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