



**Bryn Alaw Banadl Road,  
Aberystwyth Ceredigion SY23 1NA  
Guide price £275,000**



Superbly situated on in a sought after residential area, a 4/5 bedroomed semi-detached house in need of refurbishment with rear garden.

Bryn Alaw is a substantial family home in a prime outskirts of town location retaining many attractive original features and although is in need of renovation, has incredible potential to be a stunning family home.

Banadl Road is situated on the Buarth which is a popular residential area convenient to Aberystwyth town centre and to Major employers such as the University, National Library of Wales and Bronglais hospital.

Aberystwyth is an important Mid Wales market town which has a good range of both social, leisure and educational facilities in addition to the existing local and national retailers.

### TENURE

Freehold.

### SERVICES

All mains services connected.

### VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com

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

### COUNCIL TAX

Band F.

### Front Entrance Door to

### Reception Hallway



With original tiled flooring, radiator, stairs to first floor accommodation and doors to

### Front Sitting Room



With brick feature fireplace, bay window to fore and radiator.

### Living Room



With window to rear and radiator.

## Dining Room



With window to side, under stairs storage cupboard, built in glazed storage/shelving and radiator. Door through to

## Kitchen



A large and light kitchen/dining room comprising cooker, stainless steel sink unit, appliance spaces, windows to side and to rear. Door to rear garden, airing cupboard housing gas central heating boiler a radiators.

## First Floor Accommodation

### Half Landing

## Bathroom



With obscured window to side, bath, wc, wash hand basin and radiator.

## Office Room/Bedroom 1



With window to rear, radiator and original cast iron fireplace.

### Bedroom 2



With window to rear, radiator and exposed floor boards.

### Bedroom 3



With windows to fore, bay window, built in wardrobe, radiator and exposed floor boards.

### Stairs to Second Floor

### Bedroom 4



With window to rear, radiator and exposed floor boards.

### Bedroom 5



With window to fore, radiator and exposed floor boards.

### EXTERNALLY



here is side pedestrian access to the rear of the property with patio leading to a spacious lawned garden with shrubs and bushes.



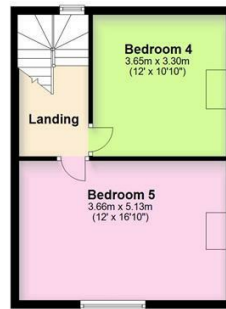
**Ground Floor**  
Approx. 71.0 sq. metres (764.0 sq. feet)



**First Floor**  
Approx. 50.9 sq. metres (547.6 sq. feet)



**Second Floor**  
Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 158.0 sq. metres (1700.4 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.

**Brynalaw, Banadl 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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