



3 Bedroom Semi-detached House Centrally heated. 2 Reception Rooms. Off St Parking.
Convenient to town centre.

4 Elysian Grove
Aberystwyth, Ceredigion. SY23 2EZ

ASKING PRICE: £315,000
www.iestynleyshon.com



4 Elysian Grove, Aberystwyth, Ceredigion. SY23 2EZ

An attractive and conveniently situated 1930s-built semi-detached house occupying a pleasant position within this established and highly regarded residential area of Aberystwyth. The property is situated on a particularly attractive, tree-lined road at the foot of Penglais Hill, providing convenient access to the University campus, Bronglais Hospital and Aberystwyth town centre. The surrounding area also benefits from a number of pleasant woodland and countryside walks, including access towards the attractive woodland of Dana Coed, whilst the town and its comprehensive range of social, educational and shopping facilities are readily accessible. The property provides well-proportioned accommodation arranged over two floors and would make an excellent family home. The accommodation includes three bedrooms, two reception rooms, kitchen, ground-floor cloakroom and first-floor shower room, together with gas-fired central heating and double glazing. Externally, the property benefits from a vehicle driveway, front lawned garden with ornamental trees and shrubs and a raised rear lawned garden. Elysian Grove is an established and popular residential road situated close to the foot of Penglais Hill, within a highly convenient area of Aberystwyth.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property is well placed for access to Aberystwyth University and Bronglais Hospital, whilst the town centre, promenade, seafront and wider range of shopping, social and recreational facilities are within convenient reach. The surrounding area is particularly appealing for those who enjoy walking, with attractive woodland and countryside walks available nearby, including Dana Coed and the surrounding Penglais Hill area. Aberystwyth is a popular University town and seaside resort situated on the west coast of Wales, providing an excellent range of educational, social, recreational and shopping facilities, together with railway and bus services providing connections to other parts of the country. The property is a traditional 1930s-built semi-detached house, constructed principally with brick walls having roughcast rendered external elevations. The main walls support a pitched roof which is laid with natural slate. The property has UPVC double-glazed windows and doors and benefits from gas-fired central heating.

Ground Floor

Recessed Storm Porch

With UPVC double-glazed entrance door leading into:

Reception Hall

With stairs rising to first floor, side window providing natural light, panel radiator, single and twin power points and useful under-stairs storage cupboard housing the electric meters and consumer unit. Doors lead to the principal reception rooms.

Lounge 4.14m x 3.19m

With attractive bow window overlooking the front, double-panel radiator and two twin power points together with a single power point.

Dining Room 3.75m x 3.52m

With double patio doors providing access to the rear garden, feature fireplace, double-panel radiator and two twin power points together with a single power point.

Cloakroom

With low-flush WC and wash hand basin.

Kitchen 2.55m x 2.30m

Fitted with a range of base cupboards and drawer units, worktop incorporating a single-drainer stainless steel sink, UPVC double-glazed door providing access to the rear, five base cupboards and three drawer cupboards, together with two twin power points and a single power point. Wall-mounted Glow-Worm gas-fired boiler providing central heating and domestic hot water.

First Floor

Landing Approached by an easy-rise staircase and providing access to the loft space via ceiling hatch. Single power point.

Shower Room

With shower cubicle incorporating electric Triton shower unit, vanity wash hand basin and low-flush WC.

Rear Bedroom 3.18m x 3.12m

With window overlooking the rear, double-panel radiator, twin and single power points and built-in alcove cupboard.

Main Bedroom 4.51m x 3.74m

A particularly well-proportioned principal bedroom with attractive bow window overlooking the front, double-panel radiator, single power point and alcove-fitted wardrobe.

Front Bedroom 2.63m x 2.14m With window to front, double-panel radiator and power point.

OUTSIDE

To the front of the property there is a vehicle driveway providing off-road parking and access towards the side of the house. The front garden is principally laid to lawn and is complemented by a selection of ornamental trees and shrubs, providing an attractive approach to the property. To the rear there is a raised lawned garden, providing a pleasant private outdoor area and suitable space for seating and garden enjoyment.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas-fired central heating. Council Tax Band:

General

An attractive traditional semi-detached house occupying a pleasant position within a popular and established residential area. The property provides well-proportioned three-bedroom accommodation together with two reception rooms, kitchen, ground-floor cloakroom and first-floor shower room. Its convenient location close to Aberystwyth University, Bronglais Hospital, the town centre and attractive local woodland walks makes this an appealing residential property suitable for a variety of purchasers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	56	78
(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		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014