



BRYN DERW

Llanbadarn Fawr | Wales | Aberystwyth | Ceredigion | SY23 3HL

FINE & COUNTRY

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A beautiful and spacious 5 bedroom detached family home set in generous grounds of 1.7 acres situated on the edge of the sought after University seaside town of Aberystwyth.

Built in 1936, the property has recently been sympathetically modernised by the owners. It features spacious and well-presented accommodation on 2 levels, including new bathrooms, cloakrooms, a bespoke contemporary Light Oak new kitchen with a feature Quartz kitchen Island and new A+ rated double glazing throughout (fitted 2022). The property has also recently been re-plumbed and wired (2019). There are oak doors throughout, with attractive original oak flooring, wall panelling and a magnificent feature staircase leading to the impressive first-floor landing. Other features include 3 large reception rooms, including an impressive Sitting Room, a Master Bedroom with En Suite Shower and 4 further large double bedrooms. The property is South Facing and has high ceilings so all principal rooms are flooded with light year-round.

Outside there are mature gardens with the many rare trees and fauna providing ample privacy and seclusion, whilst still allowing the property to benefit from the amenities and conveniences of being near to the town. Bryn Derw has excellent parking facilities and a large detached double garage on-site with potential for conversion.

Properties of this quality and size are rare in the area so early attention is advised to avoid disappointment.





Video Link: <https://youtu.be/k97puKvtLc4>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		























Video Link: <https://www.youtube.com/watch?v=k97puKvtLc4>



About Fine and Country West Wales



We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

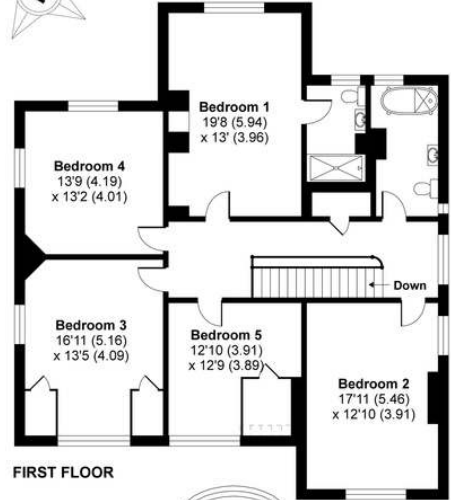
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

Follow us on our socials

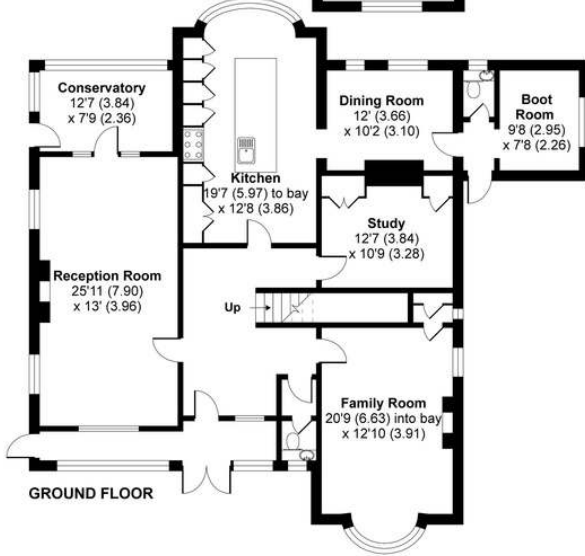


Bryn Derw, Llanbadarn Fawr, Aberystwyth, SY23

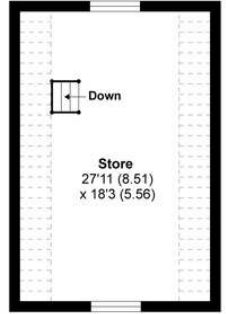
Approximate Area = 3218 sq ft / 299 sq m
 Garage = 698 sq ft / 64.8 sq m
 Limited Use Area(s) = 176 sq ft / 16.3 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 4236 sq ft / 393.5 sq m



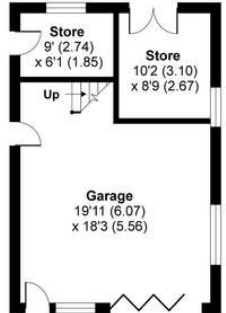
FIRST FLOOR



GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2021. Produced for Fine & Country West Wales. REF: 718158



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