

# **ERYL**

3 Bryn Road | Aberystwyth | SY23 2EJ



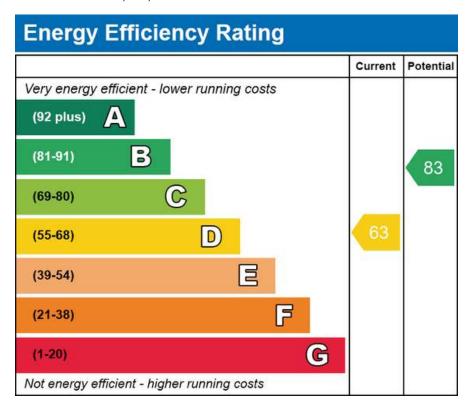
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Fine and Country West Wales are delighted to bring Eryl, 3 Bryn Road onto the open market. This well restored, large Victorian villa offers flexible and well presented accommodation on three floors including characterful accommodation throughout in this spectacular location, within easy walking distance at Aberystwyth Town Centre and offering outstanding views towards the sea and the Victorian town.

Some of the accommodation features include a first floor sitting room with attractive elevated views over Aberystwyth, new kitchen and bathroom, low maintenance rear gardens and spacious rooms throughout.

Video Link: <a href="https://youtu.be/cxmiQN4">https://youtu.be/cxmiQN4</a> t7c











#### **GROUND FLOOR**

#### **Entrance Hall:**

Spacious Entrance hallway with terrazzo tiled floor.

# Lounge:

 $5.00 \text{ m} \times 4.50 \text{ m} (16'5" \times 14'9")$ 

Bright and impressive with bay window and beautiful views. Varnished floorboards, bespoke window seat and feature fireplace with cast iron grate.

## **Living Room:**

 $3.99 \text{ m} \times 3.71 \text{ m} (13'1" \times 12'2")$ 

Spacious with feature fireplace and original fittings.

#### Cloakroom:

Low level WC with new fittings and panelling.

#### **Dining Room:**

 $3.99 \text{ m} \times 3.15 \text{ m} (13'1" \times 10'4")$ 

With exposed brick feature fireplace and original features.

#### Kitchen:

Beautifully appointed to the highest standards, open plan with quality fittings, worksurfaces and breakfast bar.

#### **FIRST FLOOR**

### First Floor Landing:

Leading to split level landing and stairs to second floor.

#### **Sitting Room / Bedroom:**

 $5.00 \text{ m} \times 3.66 \text{ m} (16'5" \times 12'0")$ 

Bay window with breathtaking town and Cardigan Bay views. Feature fireplace and bespoke shelving.

#### **Bedroom:**

 $3.99 \text{ m} \times 3.71 \text{ m} (13'1" \times 12'2")$ 

Beautifully decorated with original features and rear views.

#### **Bedroom:**

 $3.76 \text{ m} \times 2.18 \text{ m} (12'4" \times 7'2")$ 

Front facing single room with sea views.

# **Storage Room:**

 $2.03 \text{ m} \times 1.98 \text{ m} (6'8" \times 6'6")$ 

#### **Family Shower Room:**

Large walk-in shower with chrome mixer taps. Vanity wash hand basin, toilet, bespoke storage cupboard and panelling.

#### **SECOND FLOOR**

#### **Bedroom:**

 $3.99 \text{ m} \times 3.71 \text{ m} (13'1" \times 12'2")$ 

Sizeable and beautifully presented with spectacular panoramic views.

#### **Bedroom:**

 $4.04 \text{ m} \times 3.66 \text{ m} (13'3" \times 12'0")$ 

Large room with rear views.

# **Family Bathroom:**

New and luxurious with high quality units and fittings.



































































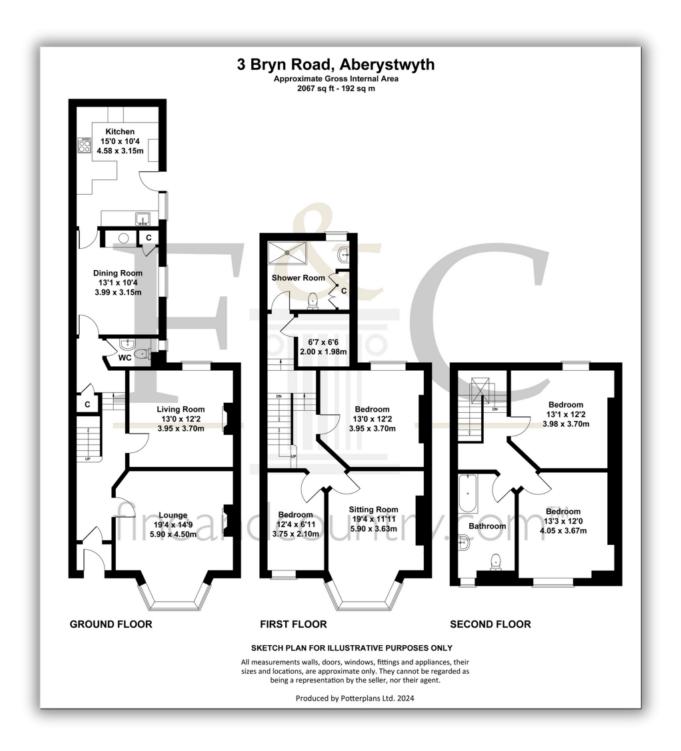














Fine & Country West Wales
The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH
Tel: 01974 299 055| nigel.salmon@fineandcountry.com

