



ERYL

3 Bryn Road | Aberystwyth | SY23 2EJ

FINE & COUNTRY

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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: https://youtu.be/cxmiQN4_t7c



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





GROUND FLOOR

Entrance Hall:

Spacious Entrance hallway with terrazzo tiled floor.

Lounge:

5.00 m × 4.50 m (16'5" × 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 m × 3.71 m (13'1" × 12'2")

Spacious with feature fireplace and original fittings.

Cloakroom:

Low level WC with new fittings and panelling.

Dining Room:

3.99 m × 3.15 m (13'1" × 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 m × 3.66 m (16'5" × 12'0")

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

Bedroom:

3.99 m × 3.71 m (13'1" × 12'2")

Beautifully decorated with original features and rear views.

Bedroom:

3.76 m × 2.18 m (12'4" × 7'2")

Front facing single room with sea views.

Storage Room:

2.03 m × 1.98 m (6'8" × 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 m × 3.71 m (13'1" × 12'2")

Sizeable and beautifully presented with spectacular panoramic views.

Bedroom:

4.04 m × 3.66 m (13'3" × 12'0")

Large room with rear views.

Family Bathroom:

New and luxurious with high quality units and fittings.





















3 Bryn Road, Aberystwyth

Approximate Gross Internal Area
2067 sq ft - 192 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Fine & Country West Wales

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