



2 Bedroom Terraced House  
7 Edgehill Road  
Aberystwyth, Ceredigion. SY23 1LZ

ASKING PRICE: £195,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 7 Edgehill Road, Aberystwyth, Ceredigion. SY23 1LZ

Located in one of Aberystwyth's popular residential areas, this characterful home offers a rare opportunity to reside in the heart of this vibrant university and seaside town. Aberystwyth is renowned for its excellent educational institutions, lively social scene, and a wide array of shopping facilities, all complemented by reliable public transport links connecting the town to surrounding areas. Originally constructed around 100 years ago, the property showcases the timeless appeal of traditional masonry brickwork beneath a classic pitched slate roof. Thoughtfully enhanced over the years, the home benefits from a more recent single-storey extension, providing a modern and spacious kitchen — perfect for contemporary family living.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

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PROPERTY MISDESCRIPTONS 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.

## GROUND FLOOR

Front entrance door leading to:

### Hall

With twin power points, stairs to first floor and glazed door to:

### Lounge 5.30m x 3.39m

With upvc double glazed sash style window to front, feature fireplace with cast iron grate, tiled hearth, understairs storage cupboard and door leading to:

### Kitchen/Dining Room 6.39m x 3.00m

French style double doors to outside rear garden. Range of fitted units comprised of 5 base cupboards, 3 drawer cupboards, 2 wall cupboards, ladder cupboard. Worktops above incorporating single drainer sink, 4 ring electric hob, built in electric oven. Feature Skylight.

### Bathroom

Panel bath with electric shower unit above, low flush WC, pedestal wash hand basin.

### Airing Cupboard

Housing "Fortic" 2 in 1 water cylinder with electric immersion heater.

## FIRST FLOOR

Landing: With door to:

### Rear Bedroom 2.63m x 2.96m

With cast iron fireplace.

### Main Bedroom 4.50m x 2.60m

With window to front, cast iron fireplace.

### Outside

To rear, enclosed garden.

### Services

Mains electric, water and drainage.

### General

This is an excellent opportunity of purchasing a property in a popular location close to the town centre.

The rear kitchen extension has created a sociable area with patio doors leading to the rear garden. Ideal for couples and first time buyers. For further details apply to Iestyn Leyshon FRICS 01970 626585 who will be pleased to arrange your viewings.





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