



5 Bedroom Semi-detached House
Bryn Eithin, Cliff Terrace
Aberystwyth, Ceredigion. SY23 2DN

Auction Guide Price £199,950
www.iestynleyshon.com



Bryn Eithin, Cliff Terrace, Aberystwyth, Ceredigion. SY23 2DN

This property has the good looks which now need a modern face lift. The property occupies a pleasant location within walking distance to the seafront Promenade and also enjoys some sea views from the rear bedroom. The University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. The property was built some 80 years ago and constructed of traditional brick walls with rendered external elevations. The main walls support a pitched roof laid with slate. Please note the property will appeal to cash buyers only. For sale by On Line Auction via joint Auctioneers AUCTION HOUSE South Wales on the 7th February 2024 starting 12pm. All interested parties will need to register prior bidding

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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.

Front Entrance Door

Leading to Hallway with stairs to first floor and doors to:

Lounge 4.02m x 3.95m

With box bay window to front Tile fireplace surround and hearth. twin power point Double panel radiator. Large opening leading to

Additional Lounge area 4.55m x 2.35m

With window to front. double panel radiator

Dining Room 4.18m x 3.10m

With window to rear. Double panel radiator, twin power point. serving hatch to kitchen.

Kitchen 5.05m x 2.92m

With two windows to rear. Single drainer sink. "IDEAL MEXICO 2" gas fired boiler which heats hot water and central heating.

Pantry

With fitted shelves and slate prep top.

Rear Entrance Hall

With door to outside and door to toilet with Low flush WC. Store cupboard with fitted shelves.

First floor

Approached by turn style staircase to central landing area with doors to:

Main Bedroom 4.05m x 3.80m

With box bay window to front. Double panel radiators vanity wash hand basin. two twin power points.

Rear Bedroom 4.16m x 2.80m

With window to rear. Wash hand basin. Built in wardrobe. Double panel radiators.

Bathroom

Bath with Triton electric shower unit above pedestal wash hand basin. Low flush WC

Airing Cupboard.

Housing copper hot water cylinder.

Other rear Bedroom 3.08m x 0.74m

Ideal home office. Panel radiator twin power point.

Rear Bedroom 3 2.33m x 2.74m

With window to side and rear with sea views. Twin power point.

Outside

To front Vehicular driveway leading to Attached Garage. Raised garden mainly laid with flowering shrubs. To rear deep garden with privy hedge and lawn area.

Services

Mains electric, gas, water and Drainage. Gas fired central heating system. Council Tax Band "?"

General

The property will express appeal to prospective buyers seeking a life long challenge with a distinctive idea of what they would like to achieve in the renovation of this type. Don't be shy contact Iestyn Leyshon on 01970 626585 to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G	25	
Not environmentally friendly - higher CO ₂ emissions			

