IESTYN LEYSHON FRICS

2 Bedroom Terraced House.

3 Vaenor Street,

Aberystwyth, Ceredigion. SY23 2EN.

ASKING PRICE:£189,950

www.iestynleyshon.com

3 Vaenor Street, Aberystwyth, Ceredigion. SY23 2EN.

A rare opportunity to own a charming late Victorian home in the vibrant university town and popular seaside resort of Aberystwyth. Ideally located near the town centre, this beautiful property is bursting with character, featuring elegant period details, exposed timber beams, and timeless charm. Aberystwyth offers excellent social, educational, and shopping facilities, along with superb public transport links to all areas. A perfect blend of history, convenience, and coastal living—this is a home not to be missed!

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA 01970 626585 hello@iestynleyshon.com www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS 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
Upvc front entrance door leading to:

Hallway
With stairs to first floor and original door to:

Lounge 4.75m x 3.00m
With window to front and feature original window to kitchen. Original pine floor boards. Stone/brick fireplace surround housing EFEL stove fire and slate hearth. Alcove storage cupboard housing gas meter. Five twin power point. Panel radiator. Original wooden door leading to:

Understairs storage cupboard
Housing electric meters and consumer unit.

Kitchen 3.50m x 2.20m
With window to rear and door to outside yard. Panel radiator. Alcove/larder cupboard housing wall mounted Worcester gas fired boiler which heats hot water and central heating. Hand crafted 2 double cupboards, two drawer cupboards, kitchen bar table. Three twin power points. Socket for fridge and cooker socket for hood. Red and black tile floor. Plumbing for automatic washing machine and appliance space.

First Floor
Approached by easy rise staircase to central landing with stairs to Attic Room and doors to:

Bathroom
With panel bath with shower unit, Low flush WC. Pedestal wash hand basin. Original pine floor boards.

Main Bedroom 3.36m x 3.00m
With two windows to front. Three power points. Panel radiator. Above stairs storage cupboard and wardrobe. Feature stone and brick open fireplace.

Attic Space
Approached by easy rise staircase to:

Main Feature Bedroom 4.24m x 3.90m
Spacious open plan double bedroom within the slopes of the roof. Two Velux sky lights with views towards the National Library of Wales. Four twin power point. Double panel radiator.

Outside Yard
Enclosed yard.

Services
Mains Electric, Gas, Water and Drainage. Gas fired central heating system. Council Tax Band C

General
This attractive character home offers a warm and cosy retreat, perfect for couples. Conveniently located close to the town centre and within easy walking distance to the seafront Promenade, shops University, Hospital and National Library of Wales. The property features exposed stone walls and beautiful timber beams and original wooden doors and floors, adding to its traditional charm. With its inviting and comforting atmosphere, this home is an ideal blend of convenience and character. For further details please apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.

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Tŷ Teras Fictoraidd 2 ystafell wely
3 Stryd y Faenor, Aberystwyth, Ceredigion, SY23 2EN
Pris y gofynnir amdano:£189,950

Cyfle prin i fod yn berchen ar gartref hyfryd o ddiwedd oes Fictoria mewn tref brifysgol fywiog a thref glan môr boblogaidd Aberystwyth. Wedi i leoli yn berffaith ger canol y dref, maer eiddo hardd hwn yn llawn cymeriad, yn cynnwys manylion cain gwreiddiol, trawstiau pren agored, a hudoliaeth diderfyn. Mae Aberystwyth yn llawn cyfleusterau cymdeithasol, addysgol a siopa rhagorol, ynghyd â chysylltiadau trafnidiaeth gyhoeddus wych i bob ardal. Cyfuniad perffaith o hanes, cyfleustra, a bywyd arfordirol - mae hwn yn gartref na ddylid ei golli!

Llawr Gwaelod
Drws ffrynt Upvc yn arwain at:
Cyntedd
Gyda grisiau ir llawr cyntaf a drws pren gwreiddiol i:

Lolfa 4.75m x 3.00m
Drws pren a lloriau gwreiddiol. Gyda ffenestr ir blaen a ffenestr gefn pren gwreiddiol i mewn i'r gegin. Lle tân gwreiddiol o frics a charreg gyda thân stôf nwy EFEL ac aelwyd lechen. Cwpwrdd storio'r alcof yn cynnwys mesurydd nwy. Pum pwynt pŵer dwbl. Gwresogydd panel. Cwpwrdd storio dan y grisiau. Drws pren gwreiddiol yn arwain i:

Cwpwrdd storio dan y grisiau yn cynnwys mesurydd trydan ac uned defnyddwyr.

Cegin 3.50m x 2.20m
Gyda ffenestr gefn a drws ir iard allanol. Gwresogydd panel. Cwpwrdd bwyd yn cynnwys boeler nwy Worcester sy'n cynhesu dŵr poeth a gwres canolog. 2 gwpwrdd pren dwbl wedi crefftio â llaw adau gwpwrdd drôr. Bwrdd bar cegin. Tri phwynt pŵer dwbl a phwyntiau pŵer i rewgell a lwfer ffwrn. Llawr o deils coch a du. Plymwaith ar gyfer peiriant golchi awtomatig. Bwlch i rewgell.

Llawr Cyntaf
Wedi i gyrraedd gan risiau esgyniad hawdd ir landin ganolog gyda grisiau i ystafell atig Cwpwrdd storio dan y grisiau gyda drws pren gwreiddiol. Drws pren gwreiddiol i:

Ystafell ymolchi
Gyda bath panel a chawod. Toiled fflysio isel. Basn golchi pedestal. Llawr pren gwreiddiol.

Prif Ystafell Wely 3.36m x 3.00m
Gyda dwy ffenestr yn y blaen. Drws a lloriau pren gwreiddiol. Gwresogydd panel. Tri phwynt pŵer dwbl. Wardrob a chwpwrdd storio uwchben y grisiau. Lle tân o frics a charreg.

Gofod Atig
Yn codi o risiau esgyniad hawdd i:

Ystafell Wely Nodweddiadol 4.24m x 3.90m
Ystafell wely dwbl eang wedi i lleoli yn y to. Cynllun agored gyda tho ar oledd. Dwy ffenestr to Velux gyda golygfeydd tuag at y Llyfrgell Genedlaethol. Pedwar pwynt pŵer dwbl. Gwresogydd panel.

Iard gefn
Iard gaeedig yn cynnig ardal eistedd awyr agored a lle storio.

Gwasanaethau
Prif gyflenwad Trydan, Nwy, Dŵr a Draenio. Gwres canolog wedi i redeg â system nwy. Band Treth y Cyngor C

Cyffredinol
Maer cartref deniadol, llawn cymeriad hwn yn cynnig awyrgylch cynnes ac encil clyd, yn berffaith i gyplau. Mewn lleoliad cyfleus yn agos at ganol y dref, ac o fewn pellter cyrraedd hawdd i'r môr, siopau, y brifysgol, yr ysbyty a'r Llyfrgell Genedlaethol, mae'r eiddo yn cynnwys waliau cerrig agored, trawstiau pren hardd, a drysau a lloriau pren gwreiddiol, sy'n ychwanegu at ei swyn traddodiadol. Gyda i awyrgylch cysurus a deniadol, maer cartref hwn yn gyfuniad delfrydol o gyfleustra a chymeriad.
Am fanylion pellach cysylltwch â Iestyn Leyshon 01970 626585 a fydd yn falch o drefnu i chi ei weld.