



## Penyranchor

£330,000



Set above the marina and a mere two minute walk from Aberystwyth's beach and lighthouse, this well loved family home couldn't be in a more desirable location. With three stylish bedrooms, a billiards room, and vast amount of built in storage including a walk in wardrobe this home has something for everyone. If you are looking for a home with great family space, bespoke design or would just like to sit on the balcony watching the sunsets, the Awelon is perfect for you.

- GORGEOUS COASTAL VIEWS
- BALCONY TERRACE
- 3 STYLISH BEDROOMS 4 RECEPTIONS
- GARAGE & BILLIARDS ROOM
- FIVE MINUTE WALK TO TOWN CENTRE
- TWO MINUTE WALK TO BEACH
- WALK IN WARDROBES



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Call 01970 636000 to arrange a viewing

## PROPERTY COMPRISSES

Property is entered via double glazed uPVC door into the porch approaching further uPVC door to hallway. Unless expressly stated the property is fuelled by gas central heating with uPVC windows throughout. All rooms have electricity points.

## HALLWAY

12' 11" x 4' 1" (3.94m x 1.25m) On entering Awelon, you are greeted with timber effect laminate flooring and natural light flooding both down from the first floor and adjoining rooms. The stairs rise to first floor, and from the hallway there are communicating doors to under stair storage, the two living areas and kitchen.

## SITTING ROOM

11' 3" x 12' 4" (3.44m x 3.78m) The timber effect laminate flooring continues, and the feature fireplace makes this room perfect for relaxation. Double glazed sliding patio doors out to the balcony one can imagine watching the sunset with a glass of wine and never wanting to leave. Currently utilised as a sitting room but could easily be altered to a new buyer's tastes. Communicating door to living room.

## LIVING ROOM

13' 10" x 12' 11" (4.23m x 3.96m) A spacious and airy room, flooded with natural light from the two windows overlooking the front of the property. This area would make a great entertaining space. The fireplace provides not only a charming focal point but makes this room the warm welcoming heart of the house where everyone can be enjoying the views of the seaside. Adding to the sense of communion there is a communicating open space into the dining area.

## DINING ROOM

10' 10" x 12' 2" (3.32m x 3.71m) Comfortably sitting up to six people, this space would be the perfect place to entertain guests as they look over the views of the sea and Aberystwyth town itself.

## KITCHEN/BREAKFAST ROOM

17' 8" x 8' 10" (5.40m x 2.71m) Window to rear. Range of base and eye level units with roll top work surfaces over. Single bowl, single drainer, stainless steel sink with mixer tap over. Space suitable for free standing fridge freezer. Integrated four burner electric hob with complimentary grill and oven below and extractor hood over. Space and plumbing for washing machine. Tiling to floor. Tiling to water sensitive areas.

## CONSERVATORY

4' 2" x 13' 8" (1.29m x 4.17m) Window to rear. Small living and utility area with access to a downstairs WC.

## STUDY

9' 4" x 12' 9" (2.87m x 3.90m) Currently used as a cute snug area, again we have another room that is filled with natural light, windows to rear. This room could make the perfect study. Communicating door to billiards room.

## BILLIARDS ROOM

17' 10" x 23' 10" (5.46m x 7.28m) The two things we love most about Awelon is the space and views provided, and this room has it all. This fantastic billiard room, which not many homes in Aberystwyth can say they have could be utilised as what ever the next owner wishes.





### BEDROOM THREE

8' 11" x 12' 5" (2.74m x 3.79m) Neutrally painted and fully carpeted room with built in wardrobe and over stair closet. Window to the side of the property.

### BEDROOM TWO

10' 10" x 9' 11" (3.32m x 3.04m) Window to front with views over the marina and Cardigan Bay. Communicating door to spectacular walk-in wardrobe.

### LANDING

27' 1" x 3' 0" (8.26m x 0.93m) Communicating doors to bedrooms and bathroom. Two communicating doors to storage cupboards.

### BATHROOM

9' 10" x 13' 8" (3.00m x 4.17m) Window to rear. Tiling to walls. Suite comprises of low flush WC, pedestal wash hand basin and uPVC panelled bath. Built in vanity cabinet.

### BEDROOM ONE

12' 9" x 17' 10" (3.89m x 5.46m) A room so spacious it currently fits two double beds, has its very own ensuite and built in storage. This would be a perfect guest bedroom. Double glazed velux window to front and window to side looking over the seaside.

### ENSUITE

Suite comprises of low flush WC, pedestal wash hand basin, shower cubicle with electric shower over. Tiling to water sensitive areas.



## ANNEX

14' 8" x 8' 8" (4.49m x 2.66m) Perfect place for guests or potentially a utility area. uPVC paned glazed door to extended living area. Window to side. Carpet to floor. Combi boiler. Range of base and eye level units with roll top work surfaces over. Tiling to water sensitive areas. Single bowl, single drainer sink with two taps over. Space and plumbing for washing machine and tumble dryer. WC and electric shower wash room.

## OUTSIDE OF PROPERTY

Tarmac drive with parking for three vehicles and manicured shrubs.

## IMPORTANT INFORMATION

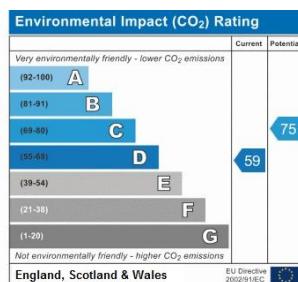
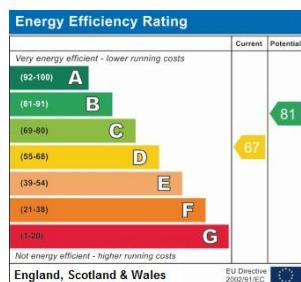
**MONEY LAUNDERING REGULATIONS 2019** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

## VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

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**Local Authority**

Ceredigion County Council

**Council Tax Band**

G

**Energy Efficiency Rating**

67

**Viewing Arrangements**

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

**Alexanders Residential Sales**

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