



Aberystwyth

£289,000



Grove Lodge has all the benefits of being a family home with the convenience of being in Aberystwyth town. This detached house has recently been renovated to a high standard, with three bedrooms and a fantastic loft bedroom, open plan kitchen, conservatory and garden. This Edwardian house has been cared for and the original features really do shine. The property also backs onto Penglais Nature Park.

- FOUR BEDROOM EDWARDIAN HOUSE
- MINTON TILED FLOORING
- BRAND NEW LOFT CONVERSION
- PRIVATE REAR GARDEN
- CHAIN FREE
- GARAGE WITH ELECTRIC OPENING

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Call 01970 636000 to arrange a viewing



## GROVE LODGE

On a quiet street between 2-5 minutes from the centre of town, seafront and Nature Park, this four bedroom detached house is in a prime location. An Edwardian house, flush with original features, Grove Lodge is a character property and could make a wonderful family home.

## PROPERTY COMPRISES

Property is entered through a newly carpeted porch to entrance hall and is heated via Gas Central Heating. All main services are connected. Unless expressly stated all rooms have double glazing, a range of power points, radiators and original doors throughout. Council tax band "E".

## HALLWAY

Grand hallway with Minton tiling, original varnished wood balustrade staircase, and the charming floral and angelic corbels which embellish this beautiful home. As the hallway is quite wide, coat hooks have been placed on the wall, which is a great practical feature, and this space has communicating doors and stripped woodwork to under stair storage, the lounge, dining room, and kitchen.

## LOUNGE

12' 4" x 12' 0" (3.76m x 3.66m) With large bay window to front, and natural varnished wood skirting boards and door, this room has all the makings of a great family lounge. Certainly in the winter months, nothing may be quite as cosy or enjoyable as gathering around by the feature gas living flame fireplace, though the television point in this room also provides an alternative with the promise of family movie nights. In terms of practical features, the rooms picture rails offer an attractive and nail-free solution to hanging all your favourite memories and images, and the built-in shelves and storage cupboard provide the perfect place to exhibit your books or best things.

## DINING ROOM

10' 11" x 10' 2" (3.35m x 3.12m) This is a well-proportioned dining room is where family and friends can happily gather on special occasions. Original wooden/glass cupboards in this room were designed with entertaining and fine dining in mind, being the perfect place to store table linens and dinner wear. However today these would make a perfect additional space for storage, or could potentially make this room ideal to be converted into a study which the current owners have adapted really well.

## KITCHEN AREA

21' 11" x 9' 2" (6.69m x 2.81m) The kitchen has a range of traditional wooden base and eye level units with work surfaces over. There is tiling to water sensitive areas and the floor sports original rich terracotta quarry tiling. In terms of fixtures and fittings, there is a new 1 1/2 bowl, single drainer stainless steel sink, American double fridge, large range induction oven with and new smoked-glass cooker hood and stainless steel splashback. Open plan to utility area with space for washing machine and dryer. Larder cupboard, New Worcester combi boiler. Communicating doors to WC and conservatory.

## WC

New downstairs toilet low flush, sink with crystal board half walls and quarry flooring.

## FIRST FLOOR

Original varnished wood balustrade staircase to first floor.

## BEDROOM ONE

17' 2" x 13' 6" (5.24m x 4.12m) Recently converted, decorated and carpeted. This large loft room has been transformed into a lovely master bedroom with two Velux windows, one overlooking views of Aberystwyth. The current owners commissioned and built a bespoke wooden staircase to match the stairway to the first floor.





### BEDROOM TWO

12' 3" x 12' 2" (3.74m x 3.71m) Large bay window to the fore and a window to the side, letting in natural light, this double bedroom is a well proportioned room with restored original floorboards and natural wood high skirting boards. Fitted double wardrobes.

### BEDROOM THREE

12' 2" x 6' 10" (3.73m x 2.09m) With windows to rear this bedroom has been neutrally painted and is used as a double bed sized room.

### BEDROOM FOUR

12' 3" x 12' 2" (3.74m x 3.71m) With windows to the side and rear, this L shaped bedroom has been neutrally painted and is used as a double bed sized room. Views to back garden and to the National Library.

### BATHROOM

9' 2" x 8' 6" (2.80m x 2.61m) With tiling to water sensitive areas, this is a good-sized family bathroom, fitted with a white suite comprising: a low flush WC; vanity wash hand basin; a bath with shower attachment; and a shower cubicle with Triton shower attachment over. The bathroom further benefits from an electric shaving port and heated towel rail. Additional storage is provided with a large airing cupboard with a small radiator.

### SEPERATE WC

6' 2" x 4' 5" (1.89m x 1.37m) WC. Wash hand basin with storage cupboard below. Opaque window to side.

### CONSERVATORY

9' 8" x 7' 4" (2.95m x 2.26m) Constructed using uPVC double glazed panels, the conservatory is of a good size and could make an excellent playroom, or just a sun room to soak up the light with a BBQ running in the garden during the summer months. This room has communicating doors to both the kitchen and garden.









**OUTSIDE REAR OF PROPERTY**

Laid to new half lawn and a partly landscaped with tier terracing. Ideal seating area. Small storage shed. Pathway leading to front of property with new side gate. Boarded by wooden fencing and mature hedgerows.

**OUTSIDE FRONT OF PROPERTY**

Steps leading to the front of the property. Boarded by mature plants and hedgerows. New roof garage with a reinforced flat roof which could be utilised as a roof garden/terrace or extra space for table and chairs.

**GARAGE**

15' 1" x 9' 7" (4.60m x 2.93m) Newly constructed garage. Accessed through up and over door with electronic door mechanism. Range of power points. Ample storage and shelving throughout. 4 double sockets, RCD unit, 2 strip light and 2 electronic fobs.

**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**

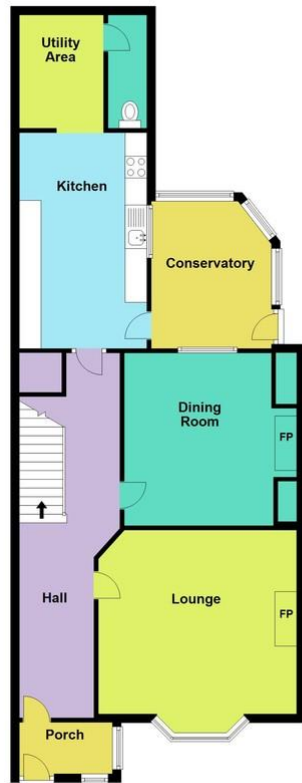
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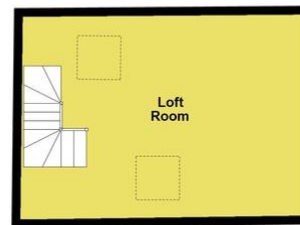
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

## Local Authority

Ceredigion County Council

## Council Tax Band

E

## Energy Efficiency Rating

34

## Viewing Arrangements

Strictly by appointment through Alexanders

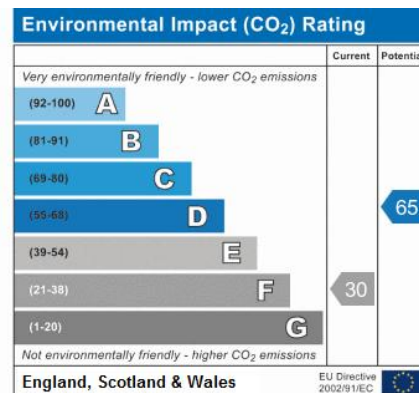
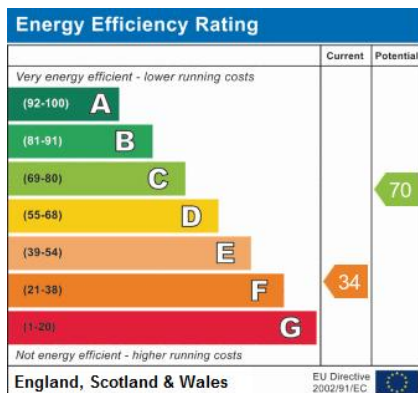
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