



## Aberystwyth

£325,000



Renovated to the highest of standards with excellent views towards Pen Dinas and the Cardigan Bay Coast. Number 53 is not only in a favoured residential area but it is a wonderful three bedroom house with ensuite facilities and downstairs shower wet room. With open plan living, contemporary living throughout, gas central heating, private garden, garage and outbuildings, this property has it all.

- TOTALLY REFURBISHED
- 5 MINUTES TO TOWN
- GARAGE AND OUTBUILDINGS
- 3 / 4 BEDROOMS / ART STUDIO
- OFF STREET PARKING
- MODERN & CONTEMPORARY
- CHAIN FREE

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Ceredigion  
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Call 01970 636000 to arrange a viewing

## BRYNGLAS ROAD

If you are looking for a home to simply move straight into then 53 Brynglas Road is the one for you. Refurbished to the highest its modern and contemporary refurbishment, the property is on an elevated position overlooking the Vale of Rheidol and is only a few minutes from the busy centre of Aberystwyth town.

## PROPERTY COMPRISES

Built in the 1930s. This property has been extensively renovated and is now a modern house with contemporary design. Property is entered through a newly carpeted 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".

## ENTRANCE HALL

Step inside this contemporary open-plan designed home. Stairs rise and turn to first floor. Under stair storage. Convenient downstairs WC with window and hand wash basin under stairs.

## LOUNGE / KITCHEN

30' 4" x 12' 5" (9.25m x 3.79m) Finished to a high standard, we have a contemporary open plan lounge/kitchen. The kitchen comprises a range of white fitted units with integral dishwasher, fridge and freezer. Worktops with four ring ceramic hob, built in double electric oven with extractor over, eye level microwave, single drainer stainless steel sink. The room as a whole is extremely bright and airy, we have sliding patio doors out to the rear and communicating door to utility.

The other end of the room provides a large bay window to front. Recessed fireplace with flexi flu connected. the walls have been freshly painted and the room has been completely transformed making it a space that lends well to entertaining.

## UTILITY

8' 5" x 6' 9" (2.59m x 2.08m) Utility room with double glazed door to the side of the property. The utility is a fair sized room with space and plumbing for washing machine/dryer. In place there is two base cupboards, wall cupboards, worktops with stainless steel sink, two larger cupboards housing wall mounted gas fired boiler. From this room there are communicating doors to a reception room which backs on to another downstairs wet room.

## 4TH BEDROOM / OFFICE

9' 8" x 7' 7" (2.96m x 2.32m) A room that could be utilised as whatever the next owner wishes. With two large windows, this room would be the perfect place for an artist or budding gardener! It also could be utilised as a downstairs bedroom as it benefits from its own wet room. Door to utility and door out to garden. This room has potential to be a self contained studio flat/annex due to its separate entrance and power points, telephone and TV point.

## DOWNSTAIRS SHOWER ROOM

The downstairs shower room has been finished to a high standard and is fitted with a white suite comprising a double length walk-in shower, hand basin, low flush WC. In this room both the walls and floor have been tiled, providing a practical and sleek finish for this room.







## FIRST FLOOR

Carpeted stairs that rise and turn to the first floor. Gorgeous original stain glass window allowing floods of natural lighting to the first floor.

## MASTER BEDROOM

15' 10" x 11' 0" (4.84m x 3.36m) A good spacious room, with a bay window overlooking the front of the property, inviting rural views. Fully carpeted, this room benefits from a range of plug points and has been freshly painted.

## ENSUITE

Modern ensuite shower room comprising a walk in shower, low flush toilet and sink.

## BEDROOM TWO

13' 7" x 9' 6" (4.16m x 2.92m) Window to rear. Neutrally decorated double room. This room benefits from its very own ensuite shower room. Perfect for guests or could even be utilised as the Master.

## BEDROOM THREE

8' 1" x 8' 0" (2.47m x 2.44m) A good sized room, this is the smallest of the three bedrooms but would still happily fit a double bed. Benefiting from rural views from the front of the house.

## BATHROOM

The bathroom has been finished to a high standard and is fitted with a white suite comprising bath with shower above. Both walls and floor have been tiled, a practical and sleek finish for this room. Wall mounted mirrored medicine cabinet with lights. Hand wash basin. Low flush WC.







**GARAGE**

17' 1" x 9' 10" (5.21m x 3.02m) Access via the rear garden or with up and over roll door from the front. The garage has power and lights and could be utilised as a workshop or place for storage.

**OUTSIDE OF PROPERTY**

Patio area which can be accessed via the open plan living area. Private lawned area with access to garage and outbuildings. This is an excellent opportunity to purchase a family house with the option of a rear annexe for visiting family and friends.

**IMPORTANT INFORMATION****MONEY LAUNDERING REGULATIONS 2020 -**

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**

E

**Energy Efficiency Rating**

56

**Viewing Arrangements**

Strictly by appointment through Alexanders

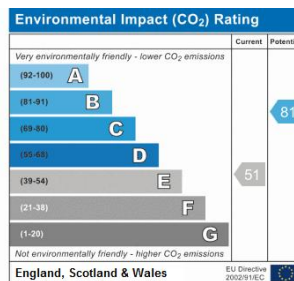
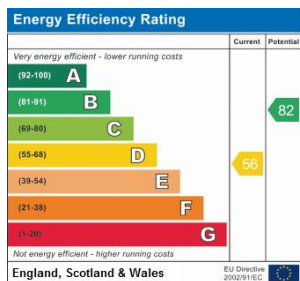
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**Alexanders Residential Sales**

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