



4 Bedroom Semi-detached House
3 Elysian Grove
Aberystwyth, Ceredigion. SY23 2EZ

ASKING PRICE: £375,000
www.iestynleyshon.com



3 Elysian Grove, Aberystwyth, Ceredigion. SY23 2EZ

Nestled in a sought-after, tree-lined street on the south-facing side of town, this extended semi-detached four-bedroom house offers an exceptional opportunity to live in comfort and style. The property enjoys a prime location, within easy walking distance of the town center, the General Hospital, and the University, making it perfect for couples or families of all age groups. This charming home boasts spacious and versatile living accommodation. It features three reception rooms, ideal for entertaining or relaxing, along with a modern fitted kitchen designed to meet all your culinary needs. The property also includes two well-appointed bathroom facilities, a useful utility room, and the convenience of off-street parking. Built in the 1930s using traditional brick construction with rendered external elevations, this home combines timeless character with practical modern updates.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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.

The main structure supports a pitched roof laid with slate, and most windows are double-glazed, ensuring energy efficiency and a peaceful interior. The south-facing orientation floods the house with natural light, enhancing the warm and welcoming atmosphere. Situated in a quiet, tree-lined neighbourhood, this is an ideal setting for those seeking a tranquil yet convenient lifestyle.

GROUND FLOOR

Entrance door to:

Hallway

With tile floor and door to:

Shower Room

Low flush WC, shower cubicle, extractor fan, vanity wash hand basin, feature towel radiator.

Internal Hall

Feature circular window to front, twin power point, panel radiator, stairs to first floor, doors to:

Sitting Room 4.07m x 3.18m (13'4 x 10'5)

With bow window to front with distant views of the surrounding area, open fireplace with tile surround and hearth, 4 twin power points.

Understairs Storage Cupboard

Housing electric consumer units and meters.

Lounge/Dining Room 7.44 m x 3.42m (24'5 x 11'3)

With feature gas fire, 6 twin power points, TV points, window to rear, double panel radiator, feature skylight which adds natural light, and door to:

Kitchen 3.69m x 2.75m (12'1 x 9')

With range of light grey gloss finished units comprise of 5 base cupboards, integral dish washer, worktops above incorporating single drainer sink with rinse bowl, 4 ring ceramic hob, 10 wall cupboards, 8 drawer cupboards, concealed wall mounted gas boiler which heats hot water and central heating, door to:

Utility Room 3.62m x 1.57m (11'11 x 5'2)

With plumbing for automatic washing machine, fitted wall cupboards, panel radiators, vellum roof light, panel glazed door to outside.

Breakfast Room 3.26m x 2.45m (10'8 x 8')

With panel radiator, 2 twin power points, fitted storage cupboard.

FIRST FLOOR

Approached by easy rise stair case to:

Landing

With access hatch with pull down ladder to storage space and partly boarded and doors to:

Main Bedroom 4.00m x 3.17m (13'1 x 10'5)

Bow window to front, range of fitted wardrobes with sliding front and fitted shelves, 2 twin power points.

Front Bedroom 2.56m x 2.17mm (8'5 x 7'1)

Window to front, power point.

Rear Bedroom 3.19m x 3.03m 10'9 x 9'11)

Built in triple wardrobe, 2 twin power point.

Separate Toilet

Low flush WC.

Bathroom

With panel bath, electric shower unit above, vanity wash hand basin, panel radiator.

Other Rear Bedroom 3.69m x 2.52m (12'1 x 8'3)

Window to rear and front adding natural lights, twin power points.

OUTSIDE

To front, pedestrian access with flowering shrub borders. To rear, deep garden laid to land with flowering shrubs. 1 car parking space.

SERVICES

Mains electric, gas, water and drainage. Council tax band ?

GENERAL

This is an excellent opportunity of purchasing a family home conveniently located to the town in a popular residential area. Don't miss the chance to make this beautiful house your next home. Contact us today to arrange a viewing and see all that this exceptional property has to offer. For further information please contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange a viewing.



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