



4 Bedroom Detached Dormer House
Ger Y Llan Tanyfron Lane
Aberystwyth, Ceredigion. SY23 1SG

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



Ger Y Llan, Tanyfron Lane, Aberystwyth, Ceredigion SY23 1SG

This well-maintained freehold dormer house offers a comfortable and versatile living space, ideally suited for couples or families of all ages. Situated in an elevated position within the sought-after residential area of Southgate, the property enjoys picturesque views over Aberystwyth and the sea beyond. The property benefits from its convenient location, just a mile from the vibrant university town and seaside resort of Aberystwyth. Here, a range of excellent shopping, educational, and leisure facilities are available, along with regular public transport links to surrounding areas. Closer to home, the nearby area of Penparcau offers local shops and a school, ensuring daily amenities are within easy reach.

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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.

Built approximately 60 years ago using traditional masonry construction, the house features a pitched tiled roof and has been carefully maintained by the current owner. The accommodation provides a flexible layout with three or four bedrooms, making it adaptable to different living needs.

Ground Floor

recess storm porch with Upvc front entrance door with side screen leading to:

Hallway

With stairs to first floor. Double panel radiator. twin power point and doors to:

Lounge 4.60m x 4.40m

With a box bay window to front. Feature fireplace with a Valour gas fire. Four twin power points TV point BT point.

Dining Room/Bedroom 3.87m x 3.68m

With window to front. Double panel radiator. Two walls lights. Four twin power points.

Sitting Room 3.50m x 3.40m

Ideal dining room. Sliding patio doors to outside decked seating area with distant town and sea views. Double panel radiators. Four twin power points TV point.

Bathroom

With modern suite comprise of two his and hers vanity units. Low flush WC. P-end bath with shower unit above. Chromium towel radiator. Fully tiled walls.

Understairs storage cupboard.

Kitchen/Dining Room 4.87m x 4.61m

With box bay window to rear with pleasant aspect of the garden and distant town and sea views as previously mentioned. Range of Antique Oak fronted fitted units comprise of five drawer cupboards. Six base cupboards. Corner cupboard Work tops above incorporating single drainer sink with rinse bowl. Four ring gas hob. Three twin power points. Electric spur for appliances. Central Island unit.

Utility Room 3.52m x 2.40m

With window to side and door to outside front. Fitted units comprise of six base cupboards. Three twin power points. Larder cupboard. Double panel radiator. Plumbing for automatic washing machine. Single drainer sink.

First floor

Approached by easy rise staircase to central landing with velux sky lights adding natural light. and doors to:

Bedroom 4.47m x 3.20m With dormer window to rear with views as previously mentioned. Double panel radiator Vanity wash hand basin. Five twin power point range of fitted wardrobes. eaves storage space.

Toilet

With low flush WC. Vanity wash hand basin.

Main Bedroom 4.90m x 4.50m

With dormer window to rear. Double panel radiator. Five twin power points. Vanity wash hand basin. Fitted triple wardrobe.

Outside

To front. Open plan forecourt parking area with additional slate laid hardcore standing and turning area. Driveway leading to Attached single garage. Pathway to side leading to deep sunny rear garden mainly laid to lawn with ornamental trees and shrubs. Lower ground floor store room 4m x 4.5m with low flush WC Wall mounted gas fired boiler which heats hotwater and central heating.

Services

Mains electric, gas, water and drainage. Gas fired central heating system. Council Tax Band ?

General

This attractive home presents a fantastic opportunity to acquire a well-positioned property with stunning views in a popular and well-connected neighbourhood. For further details apply to Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.

