



2 Bedroom End Terraced House  
13 Melindwr Terrace, Capel Bangor  
Aberystwyth, Ceredigion. SY23 3LX

ASKING PRICE: £179,950  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 13 Melindwr Terrace, Capel Bangor, Aberystwyth, SY23 3LX

The property is situated in a terrace of similar cottages set along a single lane access road in the village of Capel Bangor which lies some 4 miles distance of the University town and seaside resort of Aberystwyth which offers excellent educational, social and shopping facilities with public transport to all parts. Local amenities include Primary School, Place of Worship, Garage and Public house and regular service bus. The house was built c1860s of traditional masonry stone walls which supports a pitched roof laid with slate with a single storey flat roof extension. The main walls are rendered and painted. Windows are of replacement type Upvc double glazed, Velux windows within the roof slopes to front. The property can be found in good standard of condition through out. Ideal first time buyers home or couples of all age groups.

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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 accommodation is arranged over two floors and comprises as follows:

GROUND FLOOR. With Upvc front entrance door leading to Porch with glazed door leading to:

#### Hall

With night storage heater and doors to:

#### Airing Cupboard

Housing copper hot water cylinder with pressure vessel.

#### Shower Room.

With shower cubicle with electric shower unit above. Low flush WC Vanity wash hand basin Electric heater. Extractor fan.

#### Kitchen/Breakfast Room 4.74m x 2.07m

With window to front and rear. Fitted units comprises of Six base cupboards, Integral fridge, Four drawer cupboards. Work top above incorporating single drainer stainless steel sink, four ring ceramic hob. ten wall cupboards. Mid mounted double oven with two drawers under. Three twin power point. Plumbing for automatic washing machine.

#### Lounge 5.24m x 3.48m

With window to front, electric wall mounted electric panel heater, Log burner with decorative stone surround and tiled hearth, 2 twin power points, Open plan stair case to first floor. Sliding patio door leading to:

#### Conservatory 3.38 m x 2.79m

Built of Upvc double glazed upper parts under a poly carbon roof and door to outside rear.

#### FIRST FLOOR

Central landing with doors to:

#### Main Bedroom 3.70m x 2.86m

With dormer window to rear, power point, Access hatch to eaves storage cupboard.

#### Bedroom 3.85m x 2.93m

With dormer window to rear, Night storage heater, twin power point.

#### Outside

Double Gated vehicular driveway/hardstanding. Mainly lawn garden to rear. Timber built garden store shed.

#### Services

Mains electric, water and drainage. Electric heating. Council Tax Band B. Annual payment of £1,382 average

#### General

This attractive cottage offers good size accommodation ideal for first time buyers or couples of all age groups. The property can be found well presented and is conveniently located within the village backing on to open farm land. There is also the benefit of off street parking to the side. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewings.



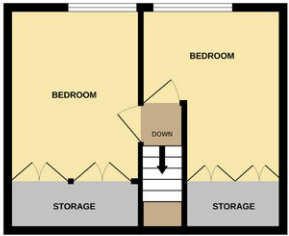


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<div>38</div>	<div>36</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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