



5 Bedroom Terraced House  
Arwel 8 Trinity Place  
Aberystwyth, SY23 1LT

ASKING PRICE: £275,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## Arwel, 8 Trinity Place, Aberystwyth, SY23 1LT

A freehold end-terraced Victorian style 5 bedroom town house with 2 reception rooms, kitchen/dining room, rear garden and single garage provision. The property is situated close to the town centre in Aberystwyth which offers excellent educational, social and shopping facilities with public transport to all parts. The property lies in mainly residential area within level walking distance to the main shops. The house was built c1880s of traditional masonry stone walls which supports a pitched roof laid with slate. The main walls are rendered and painted. Windows are of replacement type timber casement sashes with double glazed inserts, Velux windows within the roof slopes of the top floor.

## GROUND FLOOR

With front entrance door leading to:

### Hall

With pattern tiled floor, panel radiator, stairs to first floor, single power point and door to:

### Lounge 5.24m x 3.48m

With bay window to front, double panel radiator, feature Victorian cast iron fireplace with a decorative timber surround and tiled hearth, 2 twin power points, double door leading to:

### Dinning room 3.97m x 3.36m

With sash window to rear, double panel radiator, 2 twin power points.

### Kitchen/Breakfast Room 3.55m x 3.11m

With range of hand crafted base and eye level units with worktops above incorporating 4 ring gas hob, Belfast sink, 5 twin power points, gas fired Rayburn cooking range with boiler which heats hot water and central heating.

### Rear Entrance Hall m x m

With half glazed panel door to outside rear and door to:

### Toilet m x m

With low flush WC, hot and cold wash hand basin, understairs storage cupboard.

## FIRST FLOOR m x m

With stairs leading to:

### Central Landing m x m

With panel radiator, telephone point, single power point, door to second floor and doors to:

### Separate toilet m x m

Low flush WC, wash hand basin.

### Bathroom m x m

Panel radiator, pedestal wash hand basin, panel bath

### Airing cupboard m x m

Housing copper hot water cylinder with electric immersion heater.

## SECOND FLOOR m x m

Approached by easy rise staircase to landing with Velux roof light adding natural light, single power point and doors to:

### Rear Bedroom m x 3.29m

With window to side and Velux roof window, panel radiator, twin power point.

**Front Bedroom 3.56m x 3.53m** With window to front and Velux roof window adding natural lights, panel radiator, 2 twin power points.

### Other Front bedroom 3.09m x 2.77

With Velux roof window only, panel radiator, twin power point.

### Outside m x m

To front, a forecourt garden. To rear, a deep garden with pedestrian access to a shared access way leading to garage (5.579m x 2.737m) with power and lights, up and over garage door.

### Services m x m

Mains electric, gas, water and drainage connected, gas fired central heating system.

### General m x m

The property was found in satisfactory standard of condition throughout, although there has been historic settlement within the main building, General decoration can be carried out to individual taste and requirements.

m x m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



TOTAL FLOOR AREA: 1602 sq. ft. (148.9 sq.m.) approx.  
 While 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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