



**2 GREEN GARDENS
TREFECHAN
ABERYSTWYTH
SY23 1BB**



- **FIVE-BEDROOM FAMILY PROPERTY ARRANGED OVER THREE FLOORS, OFFERING VERSATILE AND GENEROUS LIVING SPACE.**
- **CENTRALLY LOCATED IN ABERYSTWYTH, WITHIN WALKING DISTANCE OF THE TOWN CENTRE, MARINA, AND CARDIGAN BAY COASTLINE.**
- **DOUBLE GLAZED WITH GAS CENTRAL HEATING, FIRE ALARM, AND EMERGENCY LIGHTING SYSTEM.**
- **INCLUDES REAR VEHICULAR ACCESS, GARAGE, PRIVATE PARKING, AND A GOOD-SIZED REAR GARDEN.**
- **PLANNING PERMISSION GRANTED FOR A GARAGE EXTENSION VALID UNTIL JUNE 2027.**

A Traditional Five-Bedroom Family Home with Garage and Rear Vehicular Access – Green Gardens, Aberystwyth

Situated in a prominent town location, this well-presented, traditional five-bedroom home offers spacious and versatile family accommodation arranged over three floors. Ideally located within easy walking distance of Aberystwyth town centre, the marina, and the picturesque Cardigan Bay coastline, the property combines convenience with charm.

The house is fully double glazed, with both fire alarm and emergency lighting system. The property further benefits from a gas-fired central heating system – which was installed in 2024 and included a ‘Logic Heat2 H30’ boiler, new radiators with thermostatic valves and a Hive thermostat.

Offering generous and well-maintained living space, the home is perfect for family life and well worthy of early inspection. Externally, the property features rear vehicular access, a garage, private parking, and a well-proportioned rear garden—ideal for outdoor enjoyment.

Planning permission reference number A220278 was granted by Ceredigion County Council on 15th June 2022 for a garage extension. This consent remains valid for five years from the date of approval and hasn’t been implemented. A copy of the planning permission and approved plans are available from the Agents or by clicking the following link - <https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=60351>

Aberystwyth is a thriving university and market town with a comprehensive range of local and national retailers, restaurants, and cultural attractions. It is also home to major employers such as Aberystwyth University, Bronglais General Hospital, and the National Library of Wales.

This is a rare opportunity to acquire a substantial and well-located home in one of Wales most desirable coastal towns.

PRICE: OFFERS INVITED IN THE REGION OF £285,000

ACCOMMODATION

(of approximate dimensions)

Double glazed glass panelled main entrance door into:

HALLWAY

stairs to 1st floor accommodation, under stairs storage cupboard, glass panelled rear entrance door, original tiled floor, fire alarm panel, emergency light and break glass, radiators and doors to:

SITTING ROOM

21’5 X 7’7

Double glazed window to front, radiator, laminate flooring, double glazed glass panelled rear entrance door with double glazed side panels, coved ceiling and emergency light.

LIVING ROOM	11'11 X 9' Laminate flooring, double glazed window to front, double radiator, glass fronted alcove display cabinet with shelving beneath, multi fuel stove and picture rail.
DINING AREA	11'2 X 10'2 Laminate flooring, double radiator, alcove shelving and opening to:
KITCHEN	14'5/12'8 X 10'7 Base and wall units, tall unit, appliance spaces, wine rack, 1 1/2 bowl and single drainer sink unit with mixer taps over, 4 ring gas hob with filter hood over, Electric oven, double glazed window to side double glazed glass panelled rear entrance door, vaulted ceiling with two-velux windows laminate flooring and door to:
TOILET AND UTILITY	7'7 X 4'11 Two-double glazed windows to side, laminate flooring, radiator, low level flush WC, pedestal wash and basin and plumbing for washing machine.

FIRST FLOOR ACCOMMODATION

MAIN LANDING	Emergency light, smoke detector, break glass, double glazed window to rear and doors to:
BEDROOM ONE	10'10 X 10'7 Two double glazed windows to front, double radiator and built in wardrobes.
BEDROOM TWO	9'6 X 7'9 double glazed window to rear and radiator.
BEDROOM THREE	11'11 X 10'9 Double glazed window to front, picture rail, double radiator and built in wardrobe.
BATHROOM	10'4/ 8'5 X 9'5 double glazed window to rear, panelled bath, pedestal wash and basin, alcove housing the fitted 'Ideal Logic' gas fired central heating boiler, shelved airing cupboard, double radiator and shower cubicle with 'Mira' shower and glazed door.

SECOND FLOOR ACCOMMODATION

MAIN LANDING	Emergency light, smoke detector and break glass, double glazed window to rear and doors to:
BEDROOM FOUR	10'6 x 9'9 (max dimensions) Two-double glazed windows to front, double radiator and access to under eaves storage
BEDROOM FIVE	13'6 x 9'9 (max dimensions) Double glazed window to front, double radiator and access to under eaves storage
EXTERNALLY	A particular feature of this property is the generous proportioned town garden situated to the rear of the property. The garden is laid out in a low maintenance 'broken slate' style, with slated patio area. A paved pathway leads through a gated access to the car parking area.

GARAGE	17'2 X 8'4 Up and over door to front, window to side and power and lighting connected.
PLEASE NOTE	As previously stated, Planning permission reference number A220278 was granted by Ceredigion County Council on 15th June 2022 for a garage extension. This consent remains valid for five years from the date of approval and hasn't been implemented. A copy of the planning permission and approved plans are available from the Agents or by clicking the following link - https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=60351
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Gas, Water and Drainage is connected to the property. Gas-Fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///nickname.drizzly.straws
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.
GENERAL	All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EPC – Please note that the EPC was undertaken prior to the installation of a new ‘Logic Heat2 H30’ boiler, new radiators and thermostatic valves with a Hive thermostat.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		
2 Green Gardens Trefechan ABERYSTWYTH SY23 1BB		Energy rating D	
Valid until		Certificate number	
28 August 2031		2214-0004-0208-2109-9204	























