



**BRONSIRIOL
BRYNYMOR ROAD
ABERYSTWYTH
SY23 2HX**



- **BEAUTIFULLY PRESENTED BAY-DOUBLE FRONTED VICTORIAN HOME**
- **BLENDING PERIOD CHARM WITH MODERN COMFORTS**
- **SITUATED IN ONE OF ABERYSTWYTH'S MOST SOUGHT-AFTER RESIDENTIAL AREAS.**
- **SPACIOUS AND VERSATILE ACCOMMODATION**
- **FOUR DOUBLE BEDROOMS & FOUR RECEPTION ROOMS**
- **ENERGY-EFFICIENT BENEFITS INCLUDING GAS-FIRED CENTRAL HEATING, SOLAR PANELS, AND THE REMAINDER OF THE GOVERNMENT FEED-IN TARIFF SCHEME.**
- **LARGE ADJOINING MATURE & ESTABLISHED GARDEN WITH PAVED PATIOS**
- **RARE PRIVATE DOUBLE-PARKING AREA AND A PRIME LOCATION WITHIN WALKING DISTANCE OF THE PROMENADE, TOWN CENTRE, AND LOCAL AMENITIES.**

Impressive Victorian Residence in a Much Sought After Residential Location

Set within one of Aberystwyth's most desirable residential locations, this elegant bay, double-fronted Victorian style family home beautifully combines timeless character with modern comfort. Immaculately presented throughout, the property has been sympathetically enhanced in recent years while retaining an abundance of original charm and period features.

Offering generous and versatile accommodation, the home boasts four spacious double bedrooms, a stylish contemporary family bathroom, separate shower room, and four reception rooms, including a versatile ground floor study/home office ideal for modern family living or remote working. The property further benefits from gas-fired central heating, solar panels, and the remainder of the Government Feed-In Tariff scheme, providing both comfort and energy efficiency.

Externally, the property benefits from beautifully established rear gardens arranged over three distinctive terraced areas. The gardens are a true highlight of the home, enjoying breathtaking views across Cardigan Bay and Constitution Hill from the upper terraces. Thoughtfully landscaped and richly stocked, the grounds feature an array of mature shrubs, fruit trees, palms, Japanese maples, larch trees and the striking Monkey Puzzle tree, creating a wonderfully private and tranquil setting.

Immediately adjoining the property is a substantial Welsh slate paved patio, perfect for outdoor entertaining and al fresco dining, together with an outside WC, former washhouse, and a former potting shed/greenhouse now utilised as useful garden storage. A rare and highly valuable feature for this part of town is the private double-parking area.

Nestled within a charming, wooded dingle in a highly sought-after area of Aberystwyth, the property is within walking distance of the promenade, town centre, and local amenities. The home also enjoys views towards Constitution Hill, famous for Britain's longest electric cliff railway and its spectacular panoramic coastal scenery.

Aberystwyth itself offers an enviable lifestyle, renowned for its vibrant university town atmosphere, National Library of Wales, excellent range of independent and national retailers, and strong transport links via the railway station to North Wales, the Midlands and beyond. The nearby Aberystwyth Golf Club, reputedly designed in part by six-time Open Champion Harry Vardon, further enhances the appeal of this exceptional coastal home.

PRICE: OFFERS INVITED IN THE REGION OF £484,995

ACCOMMODATION – of approximate dimensions

Main Entrance Door into:

HALLWAY	Radiator, Stairs to First Floor accommodation, under stairs storage cupboard, coved ceiling and original ceiling detail and doors leading off to:
LIVING ROOM	12'10 x 12'3 + Bay Bay window to front, exposed timber flooring, impressive marble style fireplace with gas real flame fire, alcove shelving and cupboard, coved ceiling, double radiator.
DINING ROOM	12' x 10'11 + Bay Bay window to front, coved ceiling, exposed timber floor, double radiator, decorative fireplace with a slate hearth and gas real flame fire, alcove cupboard and shelving.
SITTING ROOM	13'3 x 11'5 Victorian style fireplace with tiled inserts and slate hearth, exposed timber flooring, alcove cupboards, two-double glazed windows to rear, exposed timber floor, wall lighting.

OFFICE/ SNUG	11'5 x 10'4 min Tiled floor, double radiator, cast fireplace set in a decorative marble style surround, coved ceiling, sash window to the rear.
KITCHEN	14'1 x 9' Base and wall units, electric oven and grill, 4 ring ceramic hob with filter hood over, 1½ bowl and single drainer sink unit with mixer taps over, appliance spaces, plumbing for dishwasher and washing machine, tiled floor, radiator, double glazed window to side, double glazed part glass panel side entrance door and wall lighting.
FIRST FLOOR ACCOMMODATION	
HALF LANDING	With stairs elevating to the Main Landing and doors leading off to:
REAR LANDING	Doors to:
BATHROOM	8'11 x 7'9 Double glazed window to side, ladder style radiator, tiled floor and further tiling to water sensitive areas, panelled bath with power shower and glazed shower screen over, entrance to the loft area above, inset lighting, wash hand basin with illuminated vanity mirror over, low level flush WC, medicine cabinet, extractor fan, shelved linen cupboard housing the 'Glow-Worm' gas fired central heating boiler.
SHOWER ROOM	5'11 x 4'3 Fully tiled floor and walls, wash hand basin with illuminated vanity mirror over, ladder style radiator, window to side, low level flush WC, glazed and tiled shower cubicle with 'Aqua Lisa' shower, inset lighting and extractor fan.
MAIN LANDING	Entrance to the loft area above and doors leading off to:
BEDROOM ONE	16'6 x 12'1 + Bay Bay window to front with views towards Cardigan Bay, further window to front, exposed timber floor, double radiator, fitted wardrobes, alcove cupboard, coved ceiling.
BEDROOM TWO	12'2 x 12 + Bay Bay window to front with views towards Cardigan Bay, cast former fireplace, pedestal wash hand basin, radiator, coved ceiling.
BEDROOM THREE	12'4 x 12'2 Double glazed window to rear, pedestal wash hand basin, radiator, alcove shelving.
BEDROOM FOUR	12'2 x 10'2 Sash window to rear, alcove cupboards and shelving, radiator.
EXTERNALLY	The grounds at Bronsiriol are truly one of the property's most captivating features, offering beautifully landscaped gardens, mature planting, and coastal views. To the front of the property, recently enhanced steps and pathways create an inviting approach to the main entrance. Lawned areas are framed by vibrant seasonal planting, including carpets of Bluebells and Daisies, alongside striking

deep-purple Rhododendrons, elegant Hydrangeas, Camellias, and winter-flowering Hellebores, creating colour and interest throughout the year.

To the rear, a Welsh slate patio provides the perfect space for outdoor dining and relaxation, with steps rising to the tiered gardens beyond. The grounds unfold across three distinct levels: a lower mainly lawned garden with established planting, a beautifully terraced middle patio garden enjoying wonderful views towards Cardigan Bay, and an upper paved terrace complete with a pond and spectacular panoramic vistas stretching across Cardigan Bay and Constitution Hill.

The gardens are exceptionally mature and well stocked, featuring a rich variety of trees and shrubs including approximately sixteen apple trees of mixed varieties, Chusan and Cordyline palms, graceful Japanese Maples, Larch trees, and a striking Monkey Puzzle tree. A gated right of way provides convenient access from the gardens onto Brynymor Road.

Adjoining the rear of the main property is an outside WC, wash house now used as an apple store and a former potting shed, which is in need of some improvement however is currently used as garden storage.

Completing the property is a privately-owned double-parking area, offering practical off-road parking in this desirable residential setting.

TENURE

We are advised that the property is Freehold.

SERVICES

We are advised that Mains Water, Electricity, Drainage and Gas is connected to the property. Gas-fired Central Heating. Solar Panels.

VIEWING

Strictly by appointment with Ystadau Hiwse *Estates*. 01970 294 139

What3Words:

///poppy.starts.billiard

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.

FLOORPLAN



EPC

ON ORDER



































