



**GREENGATES
COMINS COCH
ABERYSTWYTH
CEREDIGION
SY23 3BG**



- **DETACHED DORMER PROPERTY OFFERING FLEXIBLE MULTI-PURPOSE ACCOMMODATION OVER TWO FLOORS**
- **HIGHLY ADAPTABLE AND VERSATILE INTERNAL LAYOUT CURRENTLY LAID OUT TO PROVIDE FOUR-BEDROOMS & TWO BATHROOMS**
- **CONTEMPORARY OPEN-PLAN LIVING KITCHEN OPENING ONTO ESTABLISHED GARDENS AND PATIO AREAS**
- **DETACHED RECENTLY CONSTRUCTED SUMMER HOUSE/HOME OFFICE IDEAL FOR REMOTE WORKING OR HOBBIES**
- **PRIVATE DRIVEWAY WITH AMPLE PARKING AND ELECTRIC VEHICLE CHARGING POINT**
- **DESIRABLE VILLAGE SETTING WITHIN EASY REACH OF ABERYSTWYTH, THE UNIVERSITY, PROMENADE AND CARDIGAN BAY COASTLINE**

Versatile Detached Property with Established Gardens

Set in a desirable village location on the outskirts of Aberystwyth, Green Gates is an attractive detached dormer-style residence offering spacious and highly versatile accommodation across two floors. Combining privacy, flexibility and excellent additional outbuilding space, this appealing home represents a rare opportunity within the sought-after West Wales property market.

The property benefits from a bright and contemporary open-plan living kitchen, thoughtfully designed to create a sociable heart to the home with direct access onto the well maintained and established gardens and patio seating areas — ideal for entertaining or simply enjoying the peaceful surroundings.

The accommodation is both adaptable and generously proportioned, featuring two bedrooms and a shower room to the first floor, whilst the ground floor offers three reception rooms, two of which are currently utilised as additional double bedrooms, alongside a family bathroom.

Externally, the property enjoys ample private driveway parking together with the added convenience of an electric vehicle charging point. Of particular note is the detached recently constructed Summer House/Home Office, providing excellent ancillary space suitable for remote working, hobbies, studio use or guest accommodation potential.

The popular residential area of Waunfawr lies approximately one mile away and offers a useful range of everyday amenities including a grocery shop and post office, beauticians, fish and chip shop, together with the highly regarded Penglais Secondary School. Nearby public footpaths and cycle routes further enhance the lifestyle appeal of the location.

Aberystwyth town centre is situated less than 2½ miles distant and is widely regarded as the cultural and administrative capital of Mid Wales. The town is home to the prestigious National Library of Wales and Aberystwyth University, together with numerous local and national government offices, making it an important regional employment hub.

The town also benefits from a railway station providing direct access to Shrewsbury, the Midlands, North and East Wales and connections further afield. Aberystwyth's picturesque Victorian promenade stretches along the stunning Cardigan Bay coastline, renowned for its beautiful beaches, coastal walks and spectacular sunsets. A wide selection of national and independent retailers, cafés, restaurants and leisure facilities all contribute to the town's enduring popularity as both a place to live and visit.

PRICE: OFFERS INVITED IN THE REGION OF £399,950

ACCOMMODATION – of approximate dimensions

Double glazed main entrance door with glazed insert and double glazed side panels into:

HALLWAY Part tiled and part 'Herringbone' parquet flooring, stairs to the first floor accommodation, double radiator and doors leading off to:

LIVING ROOM **16'10 x 12'10**
Double glazed Bay window to front with countryside views, double glazed window to side, 'Sandstone' style fireplace with wood burning stove, coved ceiling, parquet flooring and double radiator.

SITTING ROOM	11'10 x 10'10 Currently utilised as a ground floor double bedroom and comprising of double glazed window to front with countryside views, double radiator and built in cupboards/ wardrobes.
RECEPTION ROOM	14'5 x 11' / 8'10 Again currently utilised as a ground floor double bedroom and having double glazed Bay window to side, double glazed window to rear, double radiator, built in cupboards housing the 'Worcester' gas fired central heating boiler. Door to the Rear Entrance Porch and door to:
LAUNDRY	4'8 x 3'9 Wall units, double glazed window to side, work surface and plumbing for washing machine.
REAR ENTRANCE PORCH	3' x 2'11 Double glazed glass panelled rear entrance door.
BATHROOM	9'3 x 5'9 Cast panelled bath with mixer taps and shower head over, vanity wash hand basin set on a dresser unit, double glazed window to rear, WC, integral lighting, chrome effect ladder style radiator, wall tiling to water sensitive areas.
OPEN PLAN LIVING, DINING, KITCHEN AREA	Consisting of two distinct areas, viz:
LIVING/ DINING AREA	11'10 x 11'3 Double glazed Bay window to rear, exposed timber flooring, double radiator, built in cupboards and opening to:
KITCHEN	24'9 x 8'8 A modern fitted kitchen comprising of base and wall units with 'Quartz' work surfaces over, integral dishwasher, 4 ring ceramic hob with modern extractor hood over, electric 'Hoover' oven, 1½ bowl and single drainer sink unit with mixer taps over, double glazed window to front, two-modern 'sky light pods' double glazed Bi-Fold doors opening onto the rear patio, modern upright radiator, integral lighting, breakfast bar dividing the Kitchen and Living Dining area.
FIRST FLOOR ACCOMMODATION	
MAIN LANDING	A spacious area which could be utilised as an office or study space with double glazed dormer window to front with countryside views, part sloping ceiling and doors leading off to:
BEDROOM ONE	18'6 x 11'10 Double glazed window to side, access to the under eaves storage area, sloping ceilings and two radiators.

BEDROOM TWO**16'11 x 11'3/8'4**

'Velux' Window to front, double radiator and under eaves access.

SHOWER ROOM

Feature low level lighting, low level flush WC, vanity wash hand basin with draws beneath, 'Velux' window 2 rear, shower cubicle with glazed door and 'Triton' shower.

EXTERNALLY

The exterior of Green Gates is a real feature offering privacy and well apportioned and maintained outside space.

To the front of the property, double gated vehicular entrance leads onto a private driveway extending to a car parking area with electric charging point to the side of the property.

A paved pathway leads to the main entrance door and along the further side of the property. Mainly lawned front garden with established hedging. Further area of mainly lawned front garden with established hedging and bushes.

To the rear of the property is a lovely, paved patio area adjoining the bi-fold doors from the Kitchen area. A large, private and mainly level lawned rear garden with established hedging and planted borders. Further area of rear garden with raised bed, garden shed and adjoining woodstore. Further Garden shed with lean to woodstore.

**SUMMER HOUSE/
HOME OFFICE****15'5 x 9'5**

Double glazed French doors to front, two double glazed windows to front, fully plastered and decorated, carpeted floor and power and lighting connected. Adjoining decorative stone sitting area, overlooking the gardens.

TENURE

We are advised that the property is Freehold.

SERVICES

We are advised that Mains Electricity, Water, Gas and Drainage is connected to the property, with a gas-fired central heating system.

VIEWING

139

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

COUNCIL TAX

We are advised that the property is currently Council Tax Band E

What3Words:

///aviators.hungry.guess

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Greengates Comins Coch ABERYSTWYTH SY23 3BG		Energy rating C
Valid until 11 February 2036	Certificate number 8636-4922-3200-0689-7292	

































