

Aberystwyth

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Viewing Arrangements
Strictly by appointment
through Alexanders

Aberystwyth

OIRO £595,000

Linden Vista- A Victorian 5 bedroom semi detached home dating from 1898 with large south facing garden and garage, located on a private road on the side of Constitution Hill and close to beach and town yet benefiting from a quieter edge of town position.

Linden Vista dates from 1898 and has been modernised in recent years with a new kitchen, en-suite bathroom, and double glazing. The house is approached via steps that lead to an impressive entrance, framed by an array of colourful and fragrant plants and mature trees, creating a warm and inviting first impression. To the side of the house is off street parking for two cars and a garage, access via a side gate to the rear courtyard and steps up to the large south facing garden.

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ENTRANCE

Original wooden porch with space for a seat and entrance through large traditional wooden glass-panelled front door with original stained glass above.

HALLWAY

The hallway showcases beautiful original Victorian tiled flooring and features a large double-glazed side facing window topped with charming stained glass. Additional details include a radiator, cornicing, and an elegant archway leading to the main living areas and original wooden staircase. There's also useful under-stair storage, three built in storage cupboards, a convenient cloakroom, and doors providing access to both reception rooms and the kitchen.

FAMILY ROOM (3.57m x 3.51m)

This room is accessed via a traditional solid wood panel door, has carpeted flooring, a large double-glazed side-facing window with stained glass above, a large double glazed picture window to the rear, cornicing, and two radiators. There is a sealed door that previously connected to the kitchen, which could easily be converted back if preferred.

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LOUNGE (3.97m x 4.86m)

Accessed via a traditional solid wood panel door, this room includes carpeted flooring, a traditional fireplace with gas fire, wooden surround and Victorian tiled hearth, large double-glazed south facing bay window with stained glass above to front elevation, corning two radiators, built-in shelving either side of chimney breast, and an arched alcove with cupboards and additional shelving.

CLOAKROOM

Contains a low-flush toilet, towel radiator, chestnut wood effect flooring, and a hand wash basin with mirrored and lit vanity unit above.

KITCHEN (5.13m x 3.96m)

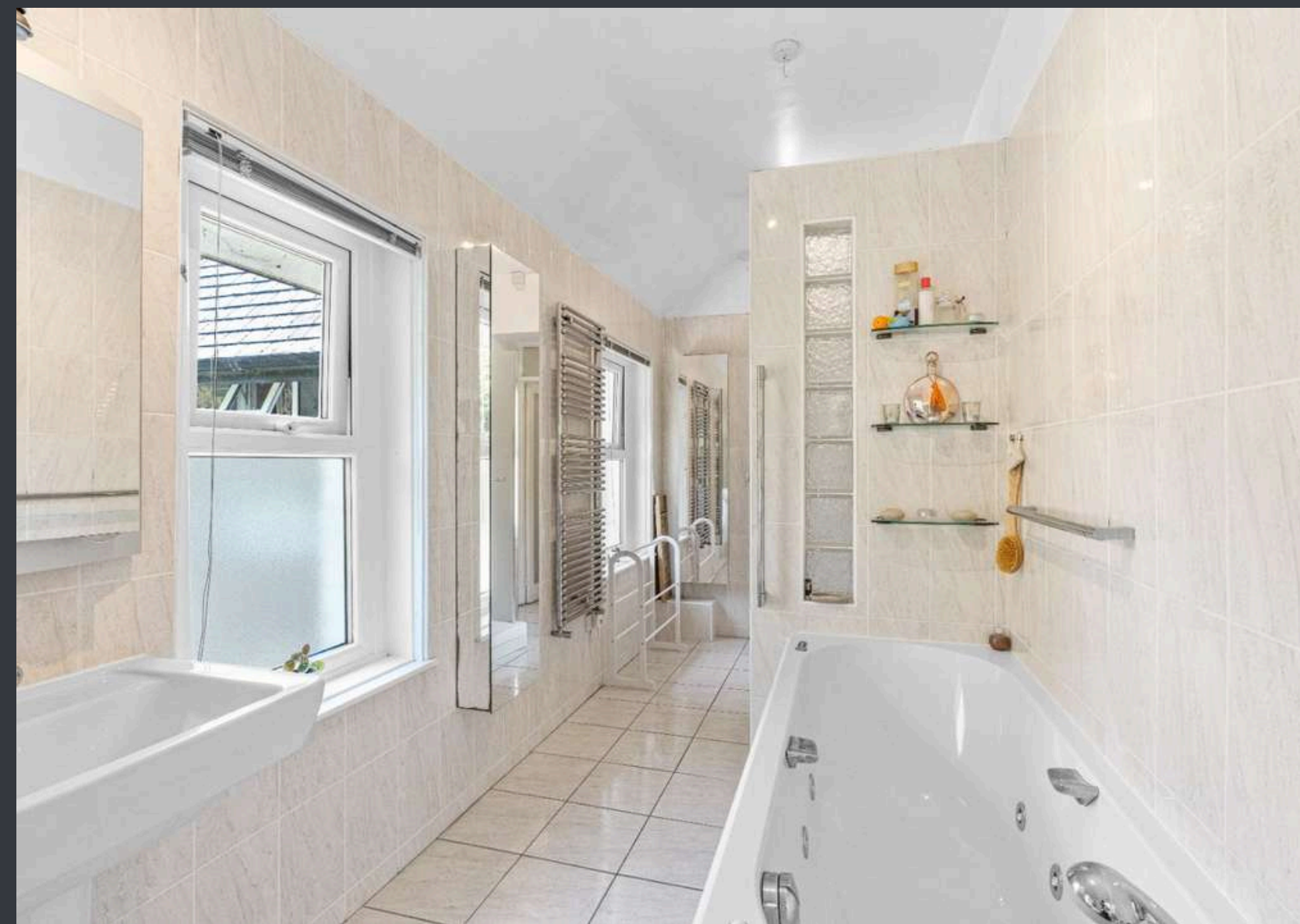
Accessed via a wooden decorative glass-fronted door from the hallway. Installed by the current owners in 2019, this kitchen features chestnut wood effect flooring, built-in grey base and eye-level units, solid wood worktops, built-in microwave, Stoves range dual fuel cooker with overhead extractor, wall-mounted panel radiator, stainless steel sink with mixer tap, space for a fridge-freezer, and built-in shelving. The kitchen benefits from east facing double glazed bifold doors opening onto the courtyard at the rear of the property, Ideal for morning coffees and outdoor dining. There is a sealed door that previously connected to the family room which could be converted back to a formal dining room. Another door leads to the utility room.

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UTILITY ROOM (2.02m x 1.99m)

Includes tiled flooring, space for dryer, plumbing for dishwasher and washing machine, boiler and hot water tank, storage shelving, double-glazed window to the rear, and a double-glazed door leading to the rear patio.

STAIRS LEAD TO THE FIRST FLOOR;

LANDING(1.85m x 4.65m)

Carpeted landing with doors to several rooms.

SIDE HALLWAY (2.71m x 3.48m)

Includes stairs leading to the second floor, a storage cupboard, and a glass-panelled door leading to the family bathroom.

FAMILY BATHROOM

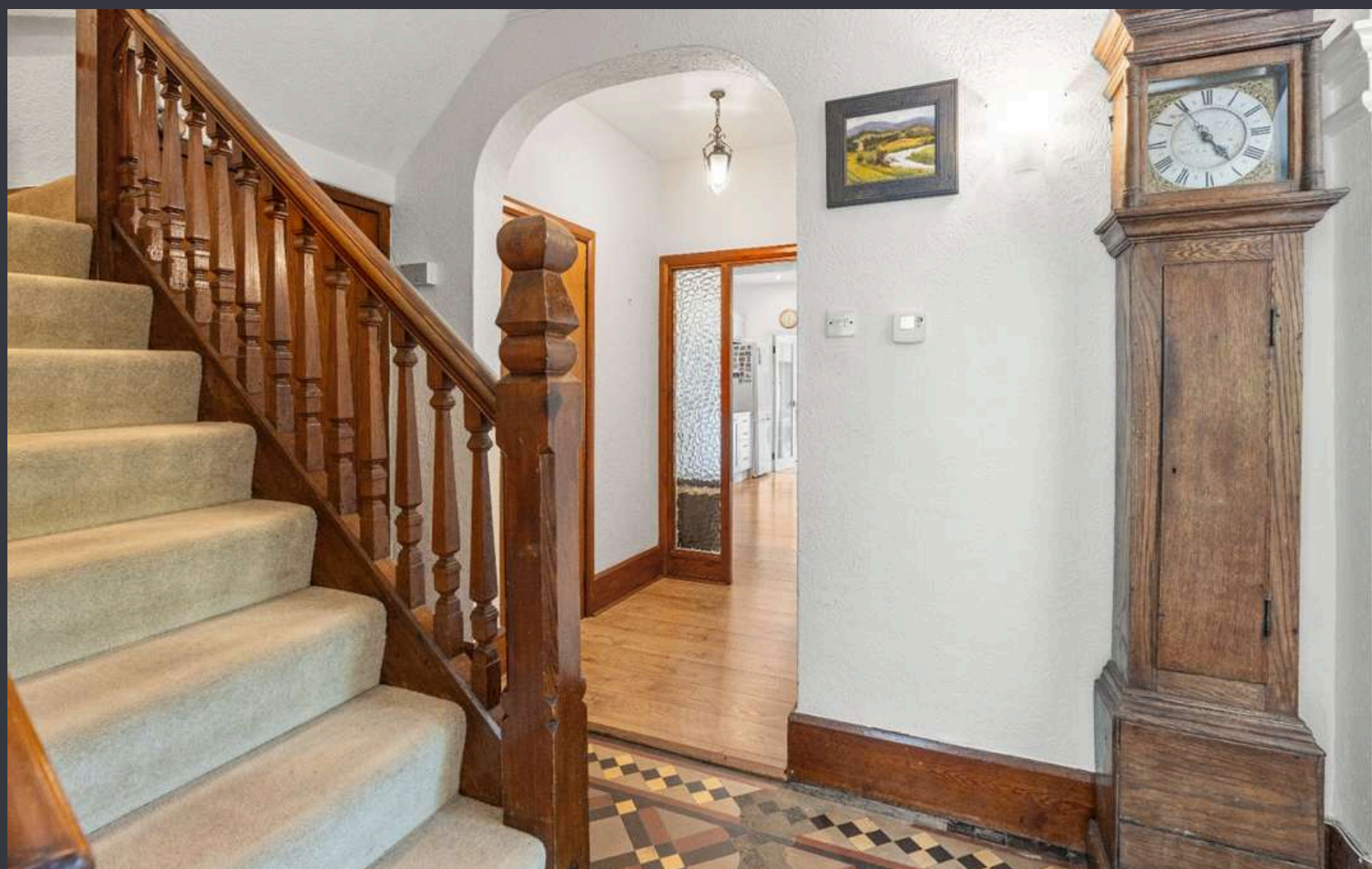
Tiled flooring and walls throughout. Includes walk-in shower, bath with shower attachment, low-flush W.C., hand wash basin with mirror and lit vanity above, two wall-mounted mirrored cupboards, three half frosted double-glazed side facing windows, and a glass block window to the rear elevation.

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BEDROOM ONE (3.85m x 3.60m)

This room, accessed via a traditional solid wood panel door, includes carpeted flooring, with radiator, cornicing, and a large double-glazed south-facing window to front elevation.

BEDROOM TWO (3.91m x 3.82m)

Accessed via a traditional solid wood panel door, this is a carpeted room with cornicing, wall-mounted column radiator, side elevated patio doors with original stained glass panels opening onto a balcony, and double-glazed rear windows overlooking the garden. Door to ensuite.

EN SUITE

Installed by the current owners in 2019, this en-suite is fully tiled with walk-in shower, low flush W.C, hand wash basin with mirrored and lit vanity unit above, radiator, half-frosted double-glazed rear-facing window, and glass blocks above shower providing light to the inner hallway.

BEDROOM THREE/ OFFICE (4.34m x 2.57m)

Again, accessed via a traditional wood solid panel door, with carpet to the floor two south facing double-glazed windows to front elevation featuring stained glass above, and two side elevated double-glazed casement windows.

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STAIRS LEAD TO THE SECOND FLOOR;

LANDING (3.05m x 3.00m)

Features a Velux window, radiator, and access to two bedrooms.

BEDROOM FOUR (3.89m x 3.03m)

Carpet to floor, one large double-glazed rear-facing Velux overlooking the garden, one double-glazed front-facing Velux, exposed wooden beam, two built-in storage cupboards, and access to large loft space with potential for conversion.

BEDROOM FIVE (5.18m x 1.86m)

Single bedroom with exposed beams, two radiators, and two double-glazed Velux windows (east and west-facing).

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EXTERIOR

The property features a garage with light and power and off-street parking for two cars. There is a charming front garden accessed via steps, lined with a variety of plants, shrubs, and mature trees that create a welcoming and natural entrance. A convenient side access pathway runs from the front to the rear garden, making it easy to move around the property. The spacious and enclosed rear courtyard is perfect for outdoor seating and entertaining, bordered by a raised flower bed filled with mature plants and shrubs. Steps from the courtyard lead up to a large well-kept lawned area with established fruit trees, hedging, diverse mature planting, and a garden shed. At the top of the garden, a summer house sits with a decking area to the side providing a peaceful retreat and an ideal spot to relax while enjoying stunning, uninterrupted views of the sea.

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VENDORS COMMENT

As a family of four, we have spent 12 fantastic years in Linden Vista. We have brought up our children (and pets) in a wonderful home in a fabulous location. We never expected to find a house in town that has a large garden, its own off-street parking and garage, and with such a practical layout and great space, all the while being walkable to the beach (in just a couple of minutes), to town (ten-minute walk), and to schools and work.

With two reception rooms, a kitchen-diner, and five bedrooms, the house provides a perfect blend of shared and individual space, we spend lots of time together yet also have space for ourselves (and friends), which was great as the children grew up. With a wonderful south facing garden looking out to sea, we have enjoyed BBQs, trampolining, playing games, hosting friends and camping out. The beach is just two minutes' walk away, meaning swimming, campfires, and paddle boarding are a big part of every summer. When we got a dog, we discovered how many beautiful walks there are right from our front door, including the coastal path, Penglais woods, Clarach woods, and Constitution Hill. Perhaps the best thing about Linden Vista is its location; it is close to everything, yet it is quiet with a semi-rural feel. We love our home and were it not for a family move away from Wales we would be here for at least another 12 years.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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