



# Morven

St Davids Road | Aberystwyth | Wales | SY23 1EU

FINE & COUNTRY

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A great opportunity has arisen to purchase a spacious and characterful Victorian home, in one of Aberystwyth's most sought-after roads. Morven offers a new buyer the chance to live in a very convenient location close to Aberystwyth University, the National Library of Wales, Bronglais Hospital and Vicarage Playing Fields. All within a short walk / drive from Aberystwyth Town Centre and the seafront.

Though located in a quiet and peaceful side street, one can hear the steam train tooting its horn on occasion and when the wind's in the right direction, one can smell the sea! Also viewed from the property is the monument on Pen-Dinas.

This large property offers flexible accommodation and at present is arranged over three floors. The ground floor comprises a large sitting room / kitchen breakfast room. This room and the front reception/ bed room look out onto the front garden, which has a number of shrubs, roses, climbers and small trees, thereby offering privacy from the street. Also on the ground floor, there are two further reception rooms currently used as bedrooms, both with bay windows and two separate bathroom suites.

To the first floor, there is a spacious landing, leading to a large, well appointed dining-room / kitchen breakfast room with great views to the front and rear. Still on this floor, there is a sitting room which could be the master bedroom, again with impressive room dimensions with a large bay window. An additional double bedroom, coat room, shower room and office complete the first-floor accommodation.

The second floor offers four further bedrooms, all doubles, with an additional bathroom and access to the loft space. Work that's been carried out on Morven has included a new roof in 2017 and a period of refurbishment.





Refurbishments (done in 2017) include rebuilding of both the front bay windows and double glazing most of the sash windows, throughout the property.

On the ground and first floor, where there are wood floors and wall panelling, insulation has been added. Also, on these floors the electrics have been updated and include charge points for phones and other devices. The bathrooms and kitchens have all been completely updated with most of the white goods being replaced. For computer and other devices, there is Cat 5 internet installation throughout the property.

Outside there is a good size shingle driveway with parking for approximately four cars. The driveway has garden areas on both sides. The garden itself is arranged into several distinct areas. There is the front garden, a secret garden area, a patio and side garden with a spiral metal staircase leading up to the first floor.

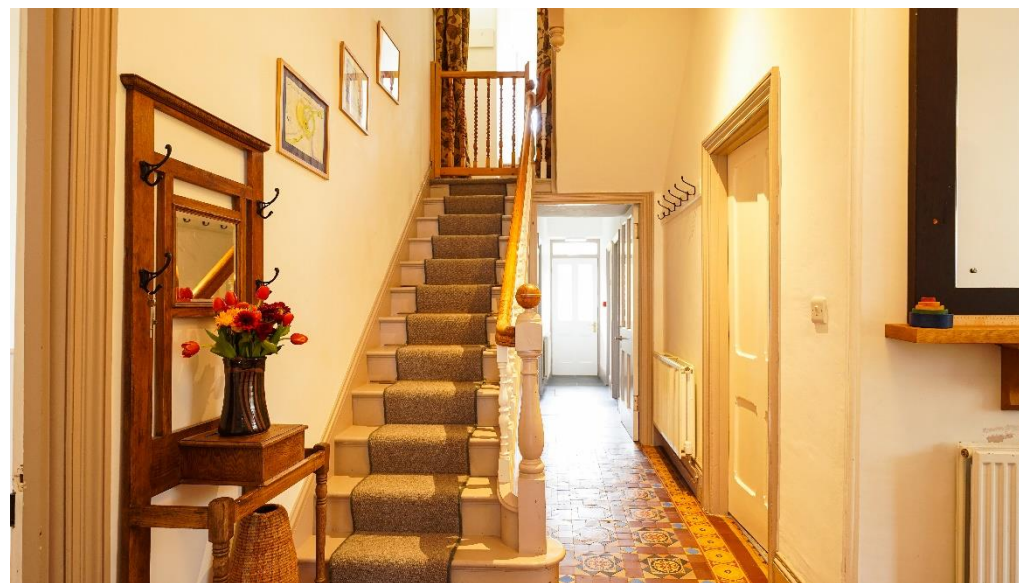
In addition, to the rear of the property is one of the largest gardens in the area, especially for a property close to the town centre. This has a mix of lawn and borders with some hedging and mature shrubs and is enclosed by stone wall on all three sides.

There is a large workshop to the rear with water, light and power. This has a new tin roof, has been insulated and has had a wood burner installed.

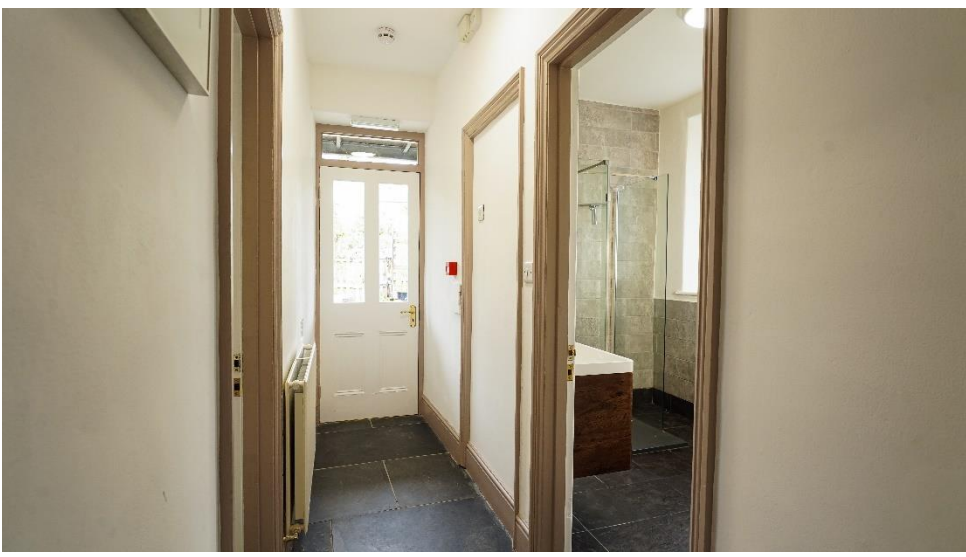
St Davids Road is a residential street located in the town of Aberystwyth, which is situated on the west coast of Wales. The street is known for its charming Victorian and Edwardian houses, many of which have been well-maintained and retain their original character. The road is lined with trees and has a pleasant, peaceful atmosphere that makes it a desirable place to live.

One of the main reasons why St Davids Road is a great place to live is its proximity to the town centre. Residents can easily walk to the shops, restaurants, and amenities in Aberystwyth, as well as to the beach and the promenade. The street is also well-connected to public transport, with several bus stops nearby and a train station within walking distance.

Overall, St Davids Road is a great place to live for those who value a peaceful and friendly community atmosphere, as well as easy access to amenities and transport links.









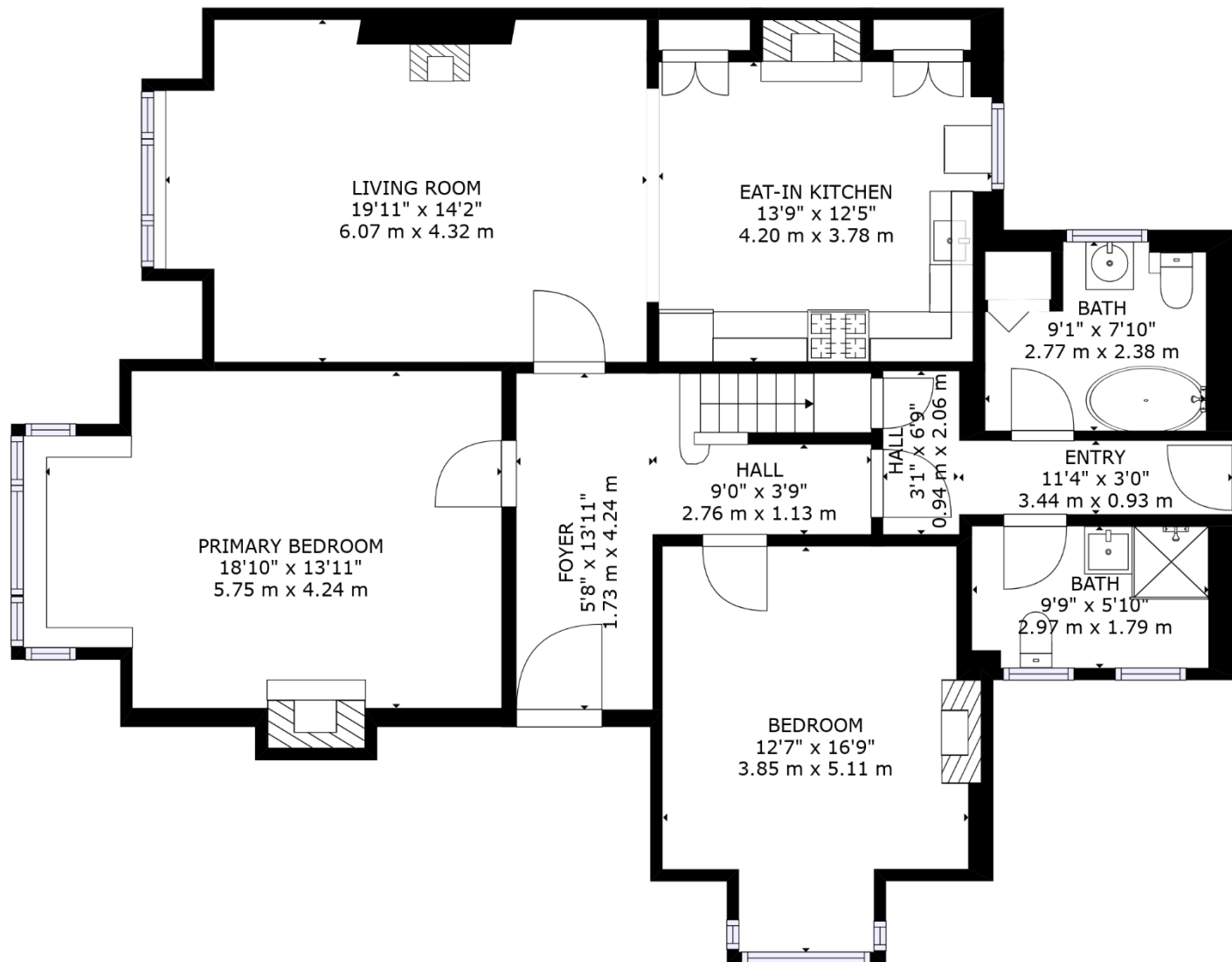








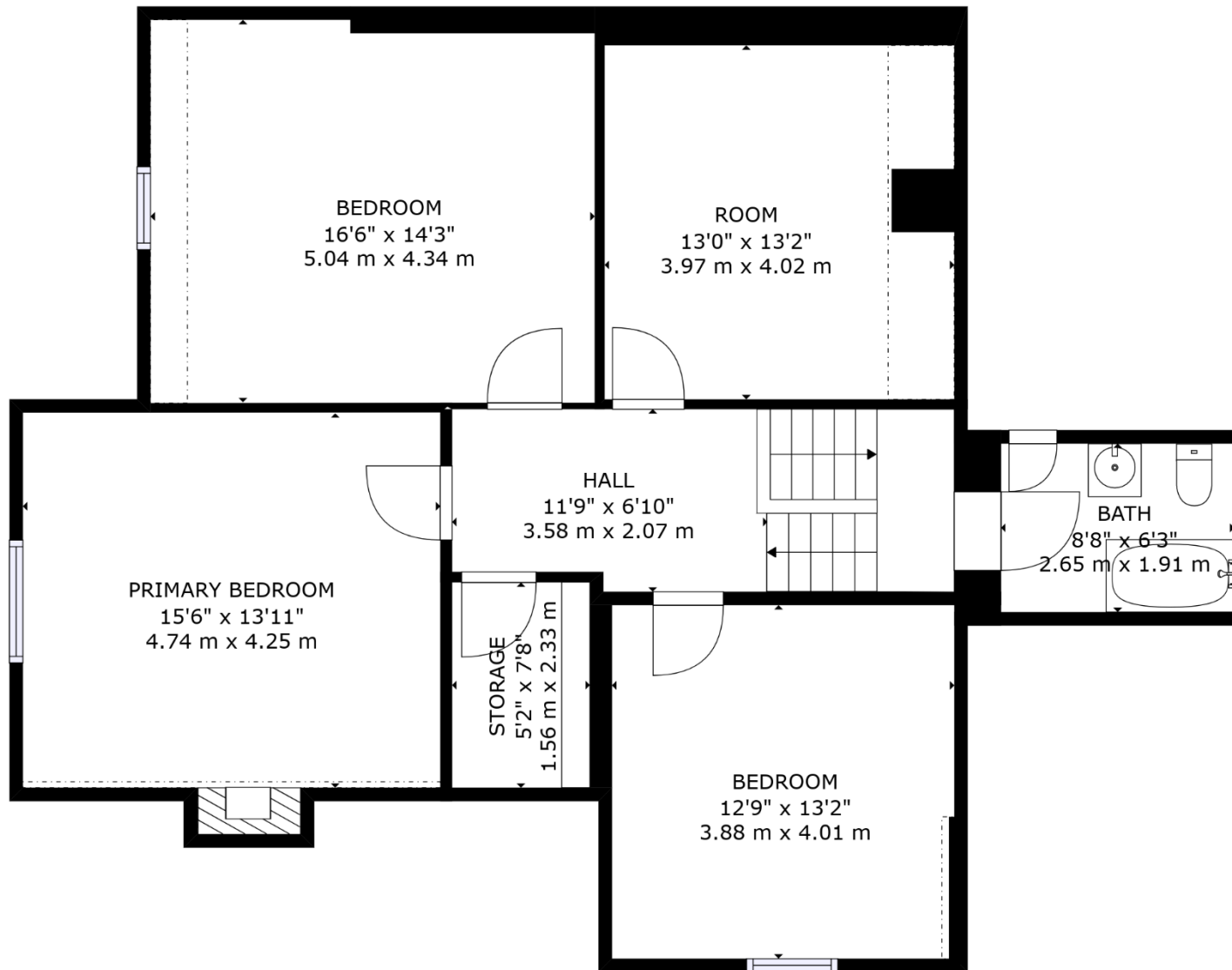




GROSS INTERNAL AREA  
 FLOOR 1: 1288 sq. ft, 120 m<sup>2</sup>, FLOOR 2: 1229 sq. ft, 114 m<sup>2</sup>  
 FLOOR 3: 993 sq. ft, 92 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 65 sq. ft, 6 m<sup>2</sup>  
 TOTAL: 3509 sq. ft, 326 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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