



## Perhyncoch

£185,000



### Aberystwyth

We are delighted to be able to offer this modern two bedroomed home situated in Dolhelyg, Penrhyncoch. Boasting plenty to attract local first time buyers, this well presented semi offers all the usual conveniences and features expected in a modern house such as full double glazing, electric heating, laminate floors, conservatory, garden and parking for two cars.

- TWO DOUBLE BEDROOMS
- CONTEMPORARY LIVING
- CONSERVATORY
- LARGE REAR GARDEN
- PARKING FOR TWO VEHICLES
- GREAT LOCATION
- PENRHYNCOCH COMMUNITY

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

[sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)

[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

Call 01970 636000 to arrange a viewing

**DOLHELYG**

Situated in the village of Penrhyncoch, on a regular bus route with fantastic school. Number 23 is conveniently and centrally located, only ten minutes to Aberystwyth town centre. Book your viewings now.

**PROPERTY COMPRISES**

Unless expressly stated, all rooms have power points, UPVC double glazing and is heated via electric heating. All main services are connected and the property is ready to move straight into. Council tax band "C". Mains drainage, telephone subject to BT. We are informed the property is of Freehold Tenure and will be vacant on completion. The loft is boarded and it is great for storage.

**PORCH**

6' 9" x 3' 8" (2.06m x 1.13m) Communicating door to kitchen and downstairs WC. Coat hooks.

**DOWNSTAIRS WC**

5' 11" x 3' 2" (1.81m x 0.97m) Privacy window to front. Downstairs low flush WC, hand wash basin.

**KITCHEN**

14' 11" x 8' 1" (4.57m x 2.47m) The kitchen area is fitted with lino flooring, tiled splash backs and a range of contemporary wall and floor units with work surfaces over. Stainless steel sink with drainer unit. Beko cooker and Lamona hob with extractor hood over. In terms of fixtures and fittings, there is space available for a freestanding fridge freezer and plumbing for a dishwasher/washing machine. Large window overlooking the front of the property. Door to lounge.

**LOUNGE**

14' 11" x 14' 7" (4.57m x 4.47m) Light and spacious, with a feature painted wall, this area altogether is a particularly wonderful cozy space. Benefiting from French doors which lead into conservatory. Stairs up to first floor. Window overlooking the rear. Television and telephone points. Electric fireplace.

**CONSERVATORY**

12' 8" x 10' 4" (3.87m x 3.17m) Gorgeous and light with plenty of space. This could be used as a playroom, sitting area or dining area, door out to garden.

**FIRST FLOOR**

Stairs rise to first floor via timber staircase from the Living Room. Communicating doors to bedrooms and bathrooms. Loft hatch.

**MASTER BEDROOM**

14' 11" x 8' 2" (4.57m x 2.49m) Double bedroom neutrally decorated and fully carpeted. Large window to the front of the property with far reaching country views. Television and telephone points. Built in storage.

**BEDROOM TWO**

9' 5" x 7' 10" (2.89m x 2.41m) Another double bedroom, neutrally decorated and fully carpeted.

**BATHROOM**

11' 3" x 5' 7" (3.45m x 1.72m) Suite comprising "P" shaped bathtub with electric power shower over, low level flush WC, wash hand basin and extractor fan. Built in storage cupboard, perfect to store your towels. Privacy window to rear.





### **OUTSIDE OF PROPERTY**

To the rear of the property, you have a landscaped garden with shed. To the front a tarmacadamed driveway that lies infront of the property providing parking for up to two or more cars.

### **IMPORTANT INFORMATION**

#### **MONEY LAUNDERING REGULATIONS 2021 -**

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](mailto:sales@alexanders-online.co.uk) for more information.

### COPYRIGHT

© 2021 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.





Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

**Local Authority**

Ceredigion County Council

**Council Tax Band**

C

**Energy Efficiency Rating**

70

**Viewing Arrangements**

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

**Alexanders Residential Sales**

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

**Opening Hours**

Monday - Friday: 9am -6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Contact Us**

[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
[sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
01970 636000

