



**17 Garth Dinas, Penparcau**  
**Aberystwyth Ceredigion SY23 3RZ**  
**Guide price £149,950**



### An end of terrace

2 bedroomed house with off road parking ideal for first time buyers or investors.

17 Garth Dinas benefits from gas fired central heating, doubled glazing and off road parking to the rear.

The property is situated in an area of local and ex local authority housing and is situated within 2 miles of Aberystwyth town centre. Penparcau provides for local amenities to include general stores, post office and Primary School. There is a regular bus service to Aberystwyth which is within a mile or so travelling distance. The town has a good range of local and National retailers and is also convenient to major employers such as Bronglais Hospital, the University and The National Library.

### TENURE

Freehold.

### SERVICES

All mains services are connected.

### VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

17 Garth Dinas provides for the following accommodation. All images have been taken with a wide angle lens digital camera. All room dimensions are approximate.

### FRONT ENTRANCE DOOR to

### PORCH

With glazed double doors to

### RECEPTION HALLWAY



Stairs to first floor accommodation and radiator.  
Door to

### LIVING ROOM

12'1 x 13 (3.68m x 3.96m )



With window to fore, gas fire with rear central heating boiler, radiator and television point.

## KITCHEN/DINING ROOM

15'4 x 8'9 (4.67m x 2.67m)



Comprising range of base & eye level units with appliance spaces, tiled splashbacks and worktops. Window to rear, 1/2 bowl stainless sink with mixer tap and extractor hood. Under stairs storage cupboard and radiator.



## REAR PORCH

Door to external rear and door to store room housing gas meter.

## FIRST FLOOR ACCOMMODATION

### LANDING

With airing cupboard housing copper tank water system. Access to roof space.

### BEDROOM 1

15'5 x 10'1 (4.70m x 3.07m )



With 2 windows to fore, fitted wardrobe and radiators.

## BEDROOM 2

11'9 x 9'4 (3.58m x 2.84m )



With window to rear, radiator and bedroom furniture.

## BATHROOM

5'5 x 5'5 (1.65m x 1.65m )



Comprising wash hand basin with mixer tap set in vanity cupboard, bath with Aspirante power shower. Radiator, shaver point and light. Partly tiled.

## SEPARATE WC



With wc and window to rear. Partly tiled.

## EXTERNALLY



Rear parking/vehicular hard standing.  
Side pedestrian access to the front. Paved patio garden to rear.



## GARAGE/STORAGE

16 x 9 (4.88m x 2.74m)



## DIRECTIONS



Proceed through Trefechan to Penparcau. Take the first exit off the roundabout before turning 2nd right and proceed along Heol Dinas before taking the first turning right and keep to the right to the back of the property.

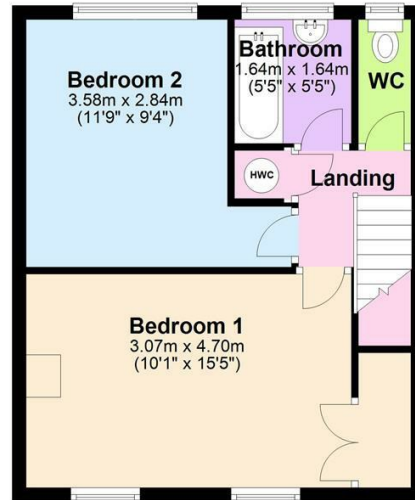
### Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



### First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 79.6 sq. metres (857.0 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

17 Garth Dinas , Penparcau, ABERYSTWYTH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		56	82
England & Wales		EU Directive 2002/91/EC	

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