



**55 Ger Y Llan, Penrhyncoch**  
**Aberystwyth Ceredigion SY23 3HQ**  
**Guide price £225,000**



A very desirable double glazed and centrally heated 2/3 bed roomed bungalow with garage and good sized level garden.

The bungalow is well situated on the ever popular Geryllan estate within level walking distance of all amenities on offer at the village. There is a regular bus service to the university and market town of Aberystwyth the town being one of the largest in Mid Wales with good social, leisure and educational facilities. There is a railway station nearby at Bow Street.

The third bedroom is currently utilised as a dining room with access to the conservatory. The bungalow is well looked after with detached garage and ample off road parking.

Viewing is recommended.

### TENURE:

Freehold.

### VIEWING:

Strictly by appointment only through the sole selling agents: Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 62 61 60 or [sales@aledellis.com](mailto:sales@aledellis.com)

### SERVICES:

Mains electricity, water and drainage, oil fired central heating.

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

### FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY

Cloak cupboard housing the Worcester oil central heating boiler. Door to

### SPACIOUS LIVING ROOM

19'8 x 16'3 (5.99m x 4.95m)



Large picture window to fore, radiator, fireplace with real flame effect gas fire. Doors to

### KITCHEN

14'x 12'1 (4.27m'x 3.68m)



Single drainer stainless steel sink unit with mixer tap. Good range of base units with built in Diplomat electric double oven, appliance space and worktops over with fitted Diplomat 4 ring hob. Tiled splashbacks, plumbing for automatic washing machine and cooker point. Eye level unit with stainless steel extractor fan, storage units, laminated floor, radiator and door and window to side.

### INNER HALLWAY

Airing cupboard with radiator, access to roof space, radiator.

### WET ROOM

8'2 x 8' (2.49m x 2.44m )



Mira shower and screen, wc, heated towel rail, pedestal wash hand basin, fully tiled walls, non slip floor, Manrose extractor fan, Dimplex fan heater, obscured window to side.

### SEPARATE WC

With wash hand basin, radiator, and obscured window to side.

### DINING ROOM (or third bedroom)

11'1 x 11'1 ( 3.38m x 3.38m)



Radiator. French doors to

### CONSERVATORY

10'8 x 9'7 (3.25m x 2.92m)



Tiled floor. French doors to garden

### BEDROOM 1

12'1 x 11'1 (3.68m x 3.38m)



Window to rear, radiator.

### BEDROOM 2

9'7 x 10'2 (2.92m x 3.10m)



Fitted mirrored wardrobes, radiator and window to side.

## EXTERNALLY

Large tarmacadam driveway/hardstanding leading to

## DETACHED GARAGE

18' x 9' approximately (5.49m x 2.74m' approximately)

With up and over door.



Pleasant level front garden mainly to lawn with an abundance of shrubs. Pedestrian path to the level rear lawned garden. Oil tank.

## DIRECTIONS



From Aberystwyth take the A487 trunk road north for approximately 2 miles before turning right to Penrhyncoch (signposted). Proceed over the crossroad for a further mile taking the first turning left on to Geryllan. Bear left twice and 55 Geryllan is on your right hand side denoted by a For Sale board.

### Ground Floor

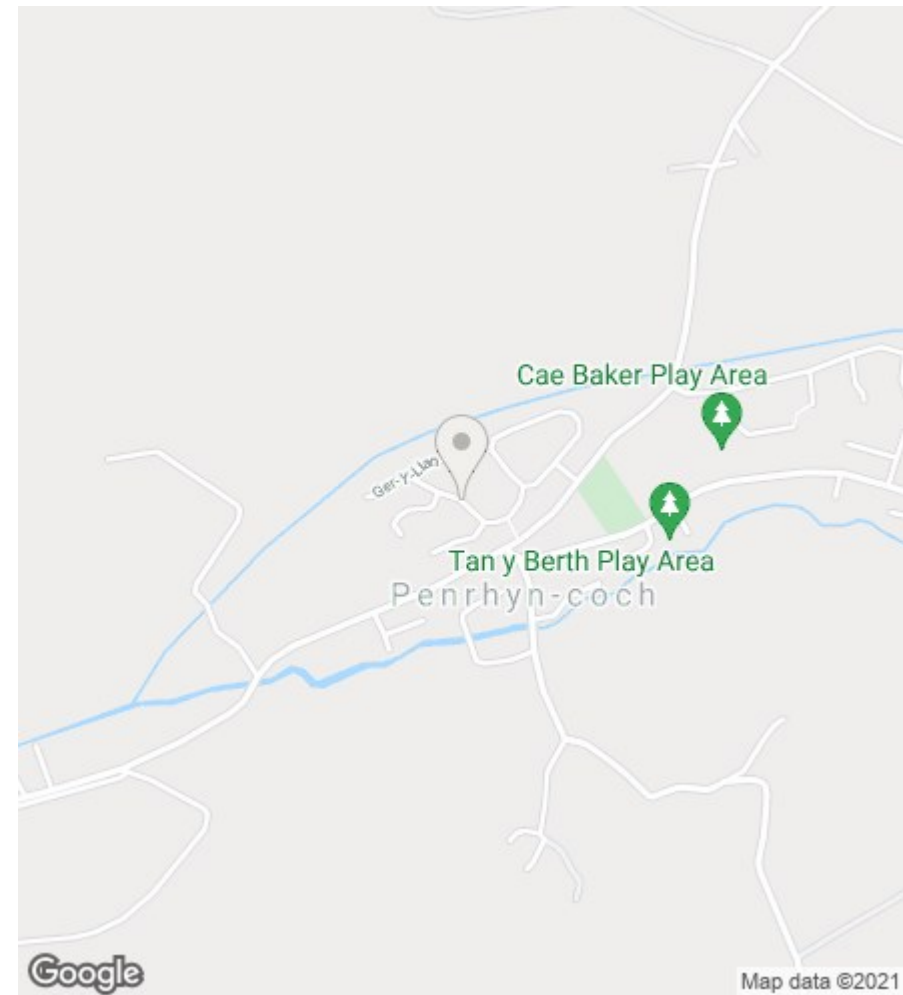
Approx. 99.7 sq. metres (1073.0 sq. feet)



Total area: approx. 99.7 sq. metres (1073.0 sq. feet)

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

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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			
England & Wales	EU Directive 2002/91/EC	56	75

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			
England & Wales	EU Directive 2002/91/EC	53	72

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