



FOR SALE BY PRIVATE TREATY

**Well-presented light spacious Bungalow occupying a lovely corner plot to a small select cul-de-sac.**

**4 NANT SEILO  
PENRHYNCOCH SY23 3HD**



Penrhyncoch is a popular suburban semi-rural village just 3.5 miles North of Aberystwyth, 2 miles from Bow Street Station and about ½ mile for IBERS. The bungalow has recently been extensively renovated with a new 4 piece bathroom and kitchen. It has an attached garage with utility room at rear.

***Vendor Likes:***

Sunny corner location  
Quiet cul-de-sac  
Close to village amenities

***Agent Likes:***

Spacious living/dining room  
Modern kitchen  
Luxurious bathroom

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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**

**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **4 Nant Seilo, Penrhynoch, SY23 3HD**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

### **ENTRANCE LOBBY**

#### **HALL**



Central heating radiator. Fitted double door cloak cupboard.

#### **'L' SHAPED LOUNGE/DINING ROOM**



**20' 6" x 23' 9" (6.25m x 7.24m)**

Two front windows. Three panel patio door. Rear window. 3 double central heating radiators. Inset ceiling lights.

## KITCHEN



**9' 3" x 11' 9" (2.82m x 3.58m)**

New modern white door fitted base and wall units with contrasting granite style work surface and splash back. Inset single drainer stainless steel sink unit. Inset 4 ring electric ceramic hob with stainless steel extractor over and back splash with electric oven under. Integrated fridge. Inset ceiling lighting. Double central heating radiator. Slate style tiled floor. Back door.

## BATHROOM



**8' 4" x 7' 6" (2.54m x 2.29m)**

Modern 4 piece white suite comprising walk-in shower. Bath with mixer tap. Low flush WC: Vanity wash hand basin. Chrome heated towel rail. Fully matching tiled floor and walls. Inset ceiling lighting.

## BEDROOM 1



**17' 2" x 11' 2" (5.23m x 3.4m)**

Double central heating radiator. Inset ceiling lighting. Fitted airing cupboard housing electric boiler and insulated tank, slatted shelving.

### **BEDROOM 2**



**11' x 12' (3.35m x 3.66m)**

Double central heating radiator. Inset ceiling lighting.

### **BEDROOM 3**



**9' 10" x 8' 10" (3m x 2.69m)**

Double central heating radiator. Inset ceiling lighting.

### **OUTSIDE**

Delightful spacious easily maintainable corner plot with lawn to front, side and rear, all low level hedge enclosed.



Driveway to:-

### **ATTACHED GARAGE.**

**9' x 18' 10" (2.74m x 5.74m)**

Up and over door. Electric light and power

## UTILITY ROOM



**8' 9" x 9' (2.67m x 2.74m)**

Rear door. Window. Plumbing for washing machine. Exhaust for dryer. Fitted work top.

## SERVICES

Mains electric, water & drainage. Full electric wet central heating system. uPVC double-glazed windows.

## COUNCIL TAX

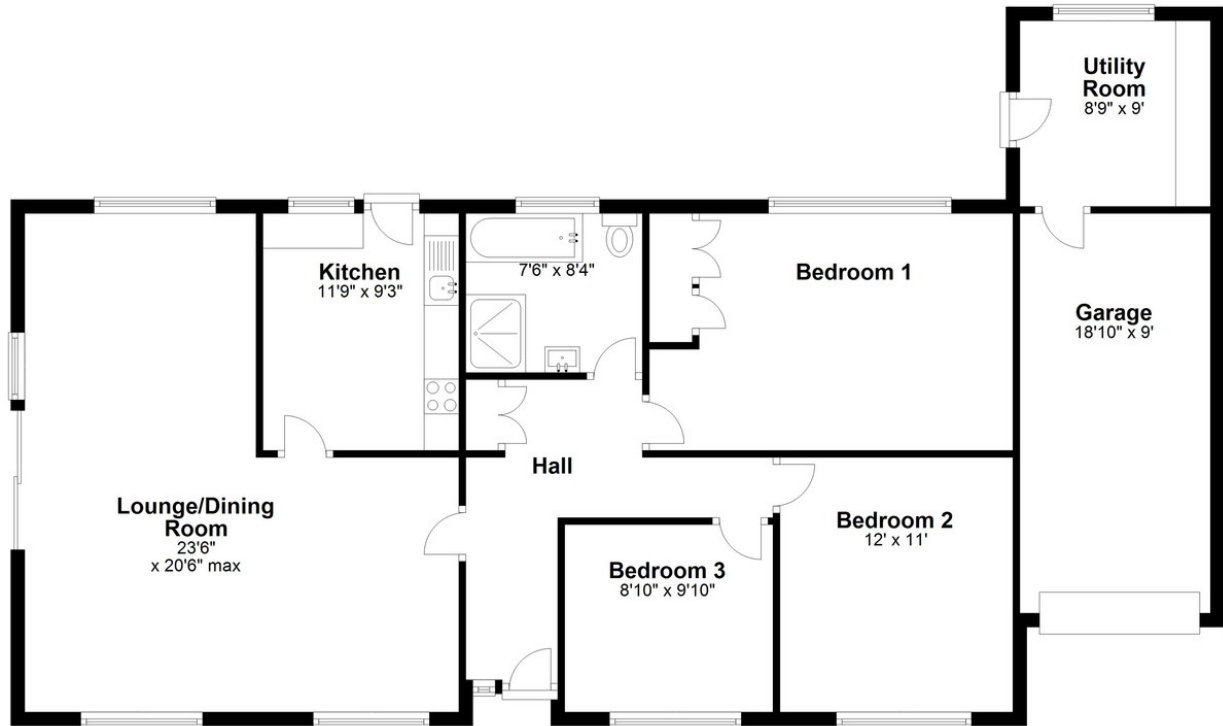
Band 'E'

## VIEWINGS

Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179

## PRICE:

**£270,000**



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 62   D    |
| 39-54 | E             | 42   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |