



Penparcau

£159,000



Aberystwyth

A three bedroomed mid terraced home in the village of Penparcau. The location allows good access to a range of local amenities, whilst less than a mile away just across the river Rheidol. The property benefits from gas central heating, double glazing and offers of a good-sized lounge, spacious kitchen / diner, three bedrooms and a fantastic garden. A perfect home for first time buyers or investors.

- THREE BEDROOM HOUSE
- CLOSE TO ABERYSTWYTH
- GARDEN WITH DECKING
- ON BUS ROUTE
- GAS CENTRAL HEATING & DOUBLE GLAZED
- POPULAR LOCATION
- GREAT INVESTMENT

Cambrian Chambers
Terrace Road
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Call 01970 636000 to arrange a viewing

HEOL DINAS

Presenting this fantastic property with elevated views overlooking Aberystwyth, this three bedroomed property is ideal for those looking to reside close to the town centre. This is a perfect opportunity to provide a blank slate for those seeking to make this house their home. Great for first time buyers, investors and young families alike. Located near primary school, local shop, Morrisons and regular bus route just outside the property! Those who are looking to invest, we have a variety of houses similar that we have recently tenanted. Please get in touch for a rental estimate.

PROPERTY COMPRISES

Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. Property is entered via a double glazed uPVC door into the porch/entrance hallway. Property is heated via gas central heating. Council tax band C.

ENTRANCE HALL

8' 1" x 5' 11" (2.47m x 1.81m) Spacious entrance hallway, with stairs rising to first floor and communicating door to living room.

LIVING ROOM

15' 5" x 13' 3" (4.71m x 4.05m) Of great proportion, this living room is light and airy with large window to front. Electric fire with stone surround and wooden mantel over. Communicating door into kitchen.

KITCHEN / DINER

18' 4" x 8' 11" (5.60m x 2.72m) Large window to rear overlooking the garden. Range of base and eye level units with roll top work surfaces over. One and a half bowl, single drainer stainless steel sink with mixer tap over. Space suitable for free standing fridge freezer. Integrated dishwasher installed and a pull out larder, four burner gas hob and separate integrated grill and oven. Space and plumbing for washing machine. Tiling to water sensitive areas. Communicating door to under stair cupboard. Pine shelving and space suitable to store household essentials. UPVC casement door to rear access. TV point.

FIRST FLOOR LANDING

Access to the loft. Communicating doors off. Communicating doors to storage cupboard housing pine shelving suitable for linen.

MASTER BEDROOM

11' 5" x 11' 4" (3.48m x 3.46m) Great sized master bedroom, with large window to rear. Telephone point.

BEDROOM TWO

12' 3" x 10' 2" (3.74m x 3.12m) L shaped double bedroom with views over Aberystwyth.

BEDROOM THREE

12' 11" x 7' 3" (3.94m x 2.22m) Currently utilised as a study. Could be utilised as what ever the next owner wishes, whether it be nursery, single bedroom, dressing room or continued as study. Built in storage over stairs.





BATHROOM

8' 4" x 6' 1" (2.56m x 1.87m) Two opaque windows to rear. Tiling to water sensitive areas. Suite comprises low flush WC, pedestal wash hand basin and uPVC panelled bath with shower over.

OUTSIDE OF PROPERTY

Patio area with steps leading raised decking area boarded by wooden fencing. There are outside electrics and also outside lights in rear garden. Outside tap. Outbuilding housing Ideal combi boiler that is 2 years old and has 5 years Warranty till February 2024. To the front of the property it is aid to lawn with pathway. Bus stop located nearby. Parking for the property located nearby.







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 for more information.

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GROUND FLOOR



FIRST FLOOR



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

69

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

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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		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Contact Us

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