



Penrhyncoch

£275,000

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We are delighted to be able to offer this sizeable family home in Nant Seilo, Penrhyncoch. Boasting plenty to attract those with large families, this well presented semi offers all the usual conveniences and features expected in a modern house including four bedrooms, master with ensuite, family bathroom, downstairs WC, garage with potential and generous rear garden with countryside views.

- FOUR BEDROOM HOUSE
- MASTER BEDROOM WITH ENSUITE
- MODERN KITCHEN
- GENEROUS GARDEN
- GARAGE
- 10 MINUTES TO ABER TOWN
- CHAIN FREE

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Call 01970 636000 to arrange a viewing

10 NANT SEILO

A beautifully presented four bedroomed house situated in the well served village of Penrhyncoch. Having been extensively refurbished in recent times, the accommodation displays a range of high spec fittings and features, offering a fresh and contemporary style. The living space is genuinely spacious and the bedrooms comfortable, all with the expected comforts of double glazing and central heating, whilst an added spacious garden to the rear. Space for parking, plus a garage with great potential.

PROPERTY COMPRISES

Unless expressly stated, all rooms have power points, UPVC double glazing and is heated via oil central heating. All main services are connected and the property is ready to move straight into. Mains drainage, telephone subject to BT. We are informed the property is of Freehold Tenure. Council Tax D.

LOCATION

The property is conveniently situated in the popular village of Penrhyncoch, which is fast developing into one of the most favoured villages near Aberystwyth. There is a post office, general stores, petrol filling station with shop, primary school, Church, Chapel and Social Club and there are bus services to and from Aberystwyth.

ENTRANCE HALL

Light and airy, door to downstairs WC, understair cupboard, door to dining room. Stairs up to first floor.

LOUNGE

24' 8" x 11' 2" (7.54m x 3.42m) A spacious and airy room, flooded with natural light from the large windows overlooking the front of the property and the sliding doors to the rear, this living room would make a great entertaining space. The electric flame fireplace provides not only a charming focal point, but makes this room the warm welcoming heart of the house. Decorated in a warm colour scheme with orange feature wall. The current owners have made this room a cosy and inviting space for the whole family.

KITCHEN

11' 11" x 10' 5" (3.65m x 3.20m) Contemporary and finished to a high standard this well-proportioned kitchen features a range of base and eye-level units, complete with solid red glitter counter work surfaces. The kitchen also benefits from 5 burner ceramic hob with oven, extractor over and decorative splash-back tiles. Currently in place there is also a bowl, single drainer sink complete with h/c mixer tap. 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 rear. Door to garage. Currently open plan with the dining area.

DINING ROOM

10' 10" x 9' 10" (3.31m x 3.02m) Open plan doorway to kitchen area. Cute dining room that can seat up to six and benefitting from understair storage. Large window overlooking the rear.

GARAGE

13' 5" x 12' 2" (4.10m x 3.71m) From the front of the





property, the garage can be accessed via up and over door. There is also access from the kitchen. Currently used as a workshop/storage space. This has the potential to be transformed into what ever the next owner wishes.

WC

Downstairs low flush WC and corner hand wash basin. Privacy window.

FIRST FLOOR

Stairs rise and turn with split staircase.

MASTER BEDROOM

15' 2" x 12' 0" (4.63m x 3.67m) Extremely generous in size with plenty of room for bedroom furnishings, this master bedroom has been decorated in deep red and is fully carpeted. Not only does this master bedroom have a range of space but also its very own added built in wardrobe and en-suite. From this room, a window overlooks the front of the property letting natural light into the space.

ENSUITE

12' 0" x 8' 6" (3.67m x 2.61m) Generous in size, this ensuite shower room has the potential for adding bathtub. Low flush WC. Hand wash basin and built in storage cupboard. Privacy window to rear. Spotlights.

BEDROOM TWO

13' 5" x 11' 1" (4.11m x 3.39m) Large double bedroom fully carpeted and neutrally decorated. Large window overlooking the front. Built in wardrobe.







BEDROOM THREE

11' 4" x 11' 0" (3.46m x 3.37m) Another good double bedroom with feature wall. Window overlooking the rear.

BEDROOM FOUR

9' 9" x 8' 2" (2.98m x 2.50m) L Shaped room. Perfect for single bedroom, nursery, walk in wardrobe or study. Built in storage.

BATHROOM

8' 4" x 5' 3" (2.55m x 1.62m) Bathtub with shower over. Hand wash basin. Privacy window.

WC

Separate low flush WC.

OUTSIDE OF PROPERTY

Parking available.

OUTSIDE REAR OF PROPERTY

the rear of the property provides decking area,

artificial grass area and space for hot tub. Oil tank. River and countryside views.

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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Plan produced using PlanUp.

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Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

TBC

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.

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Opening Hours

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

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