



PHILIP EVANS
ESTATES



HAULWEN, PENPARCAU ROAD, ABERYSTWYTH, SY23 1RR

£160,000 ASKING PRICE

A light and airy two bed roomed end of terrace traditional property which was renovated in 2021 to include new kitchen, bathroom, boiler, radiators and floor coverings . The property also benefits from a separate shed / yard.

Haulwen is set over two storeys and was extended many years ago. The ground floor comprises a living room and a kitchen / dining room. There are two bedrooms and a bathroom on the first floor. Externally there is an enclosed garden space with a stone / brick shed.

The property benefits from gas central heating and UPVC double glazing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

FOR SALE



LOCATION

Situated on the A487, The property is in the middle of the old village of Penparcau. Haulwen is conveniently and centrally located within walking distance to local shops and amenities.

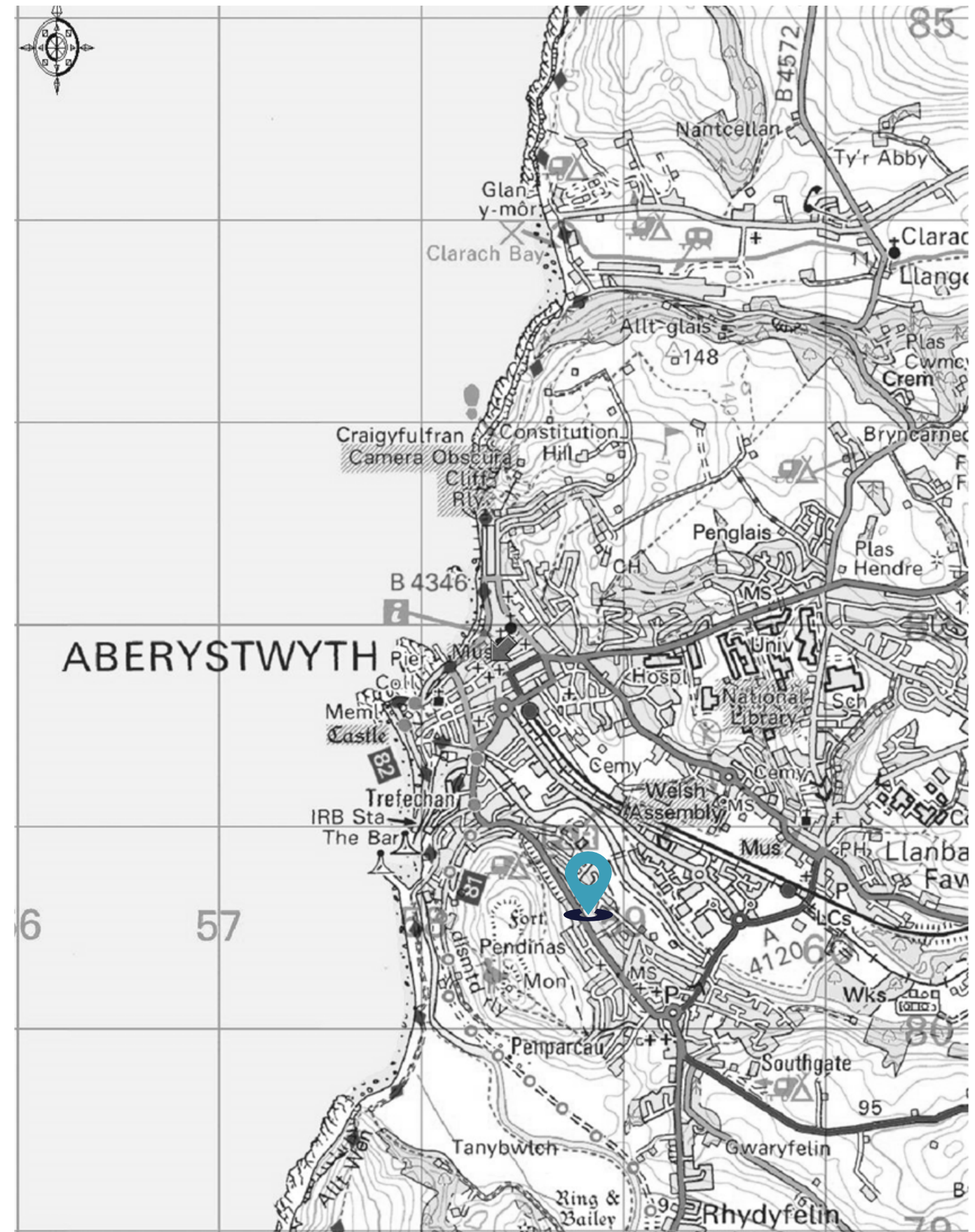
As the largest town in Mid Wales Aberystwyth benefits from The Welsh Assembly Government Offices, The National Library Of Wales, Aberystwyth University, Bronglais Hospital, education in both English and welsh mediums and public transport links out of Aberystwyth.

CONSTRUCTION

Solid stone construction under a slate roof with a rough cast rendered finish. Haulwen was built around 150 years ago and underwent refurbishment in 2021. The property benefits from UPVC glazing throughout as well as gas central heating.

AGENT COMMENTS

This property is an ideal investment opportunity or for first time buyer. The property has been renovated to a high standard so any purchaser can move in immediately.





GROUND FLOOR

Entrance Porch

Lounge

4.73m x 3.59m (max)

Window to front. Under stairs cupboard. Stairs to first floor.

Kitchen / Dining Room

3.37m x 3.59m

Window to front. Fitted wall and base units. Built in washing machine.

Stairs from lounge to First Floor landing.

FIRST FLOOR

Landing

Storage cupboard. Window above stairs.

Bathroom

Frosted Window to front. Sanitaryware to include bath (electric shower above), sink and w.c. Illuminated mirror. Towel rail.

Bedroom 1

3.82m x 3.59m

Window to front.

Bedroom 2

2.84m x 2.24m

Window to front. Storage cupboard.

EXTERNALLY

The property is accessed from the street via step and the shed/ rear yard can be accessed via a shared path to the side of the property.

SERVICES

Chain | No chain

Tenure | Freehold

Heating | Gas Central Heating

EPC | 54(E)

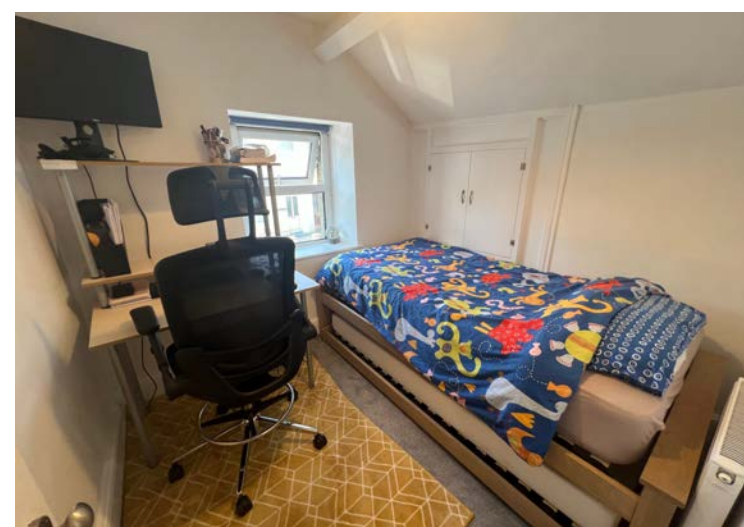
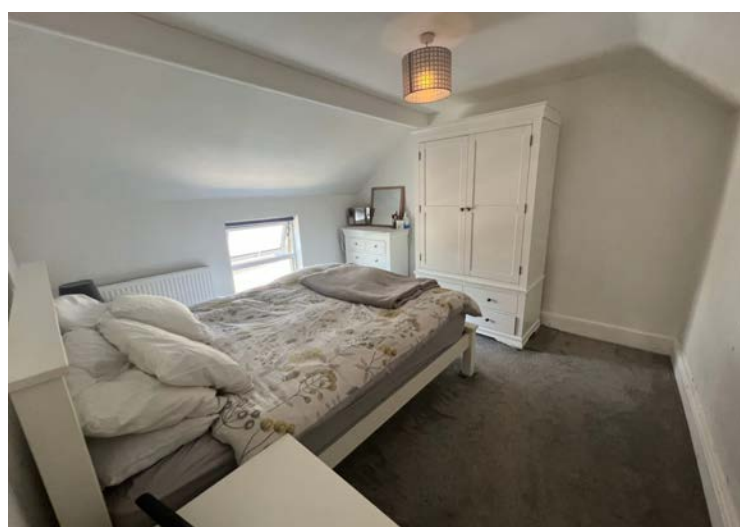
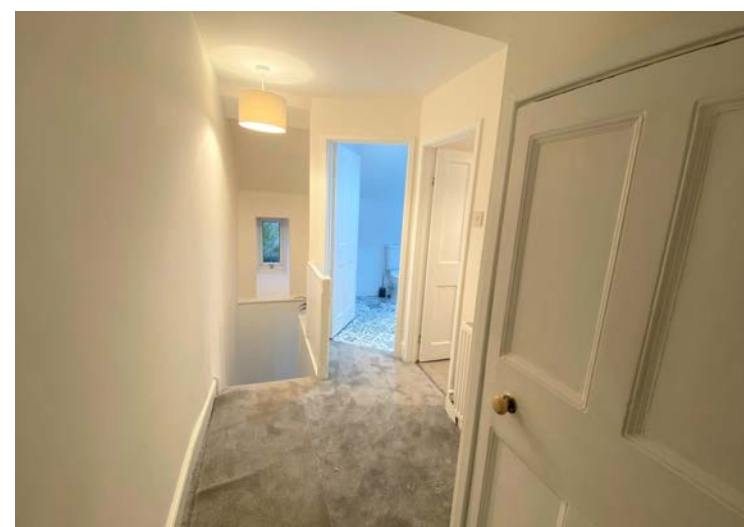
Electric | Mains

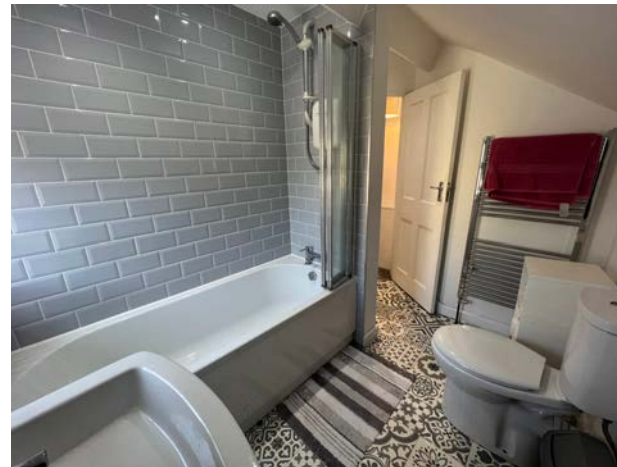
Water | Mains

Sewerage | Mains

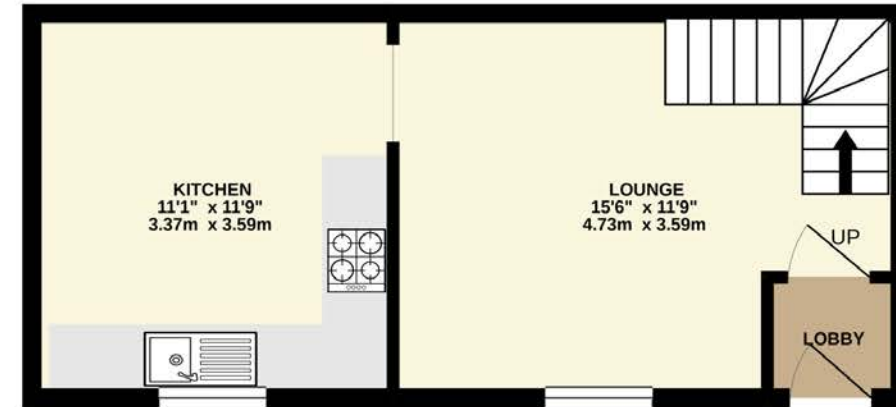
Telephone | BT

Tax Band | Band C £1,660.10 2022/23

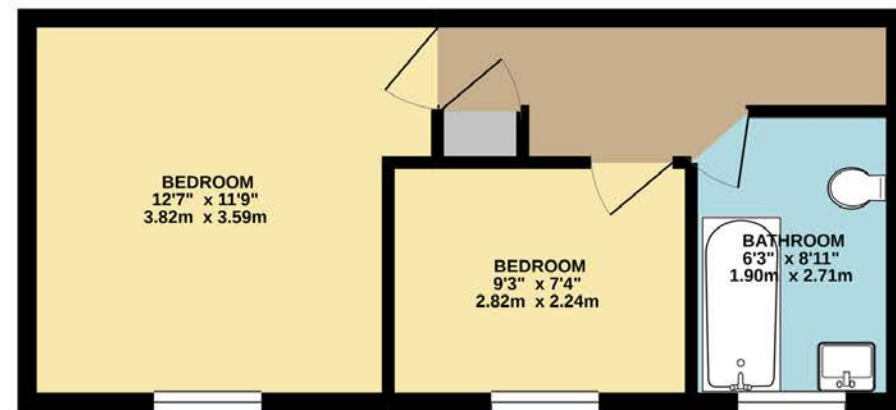




GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

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