



**alexanders**  
Estate Agency

## Penrhyncoch



**Viewing Arrangements**  
Strictly by appointment  
through Alexanders

## Penrhyncoch

**Asking Price £215,000**

**Cosy two-bedroom semi-detached cottage is nestled in the highly desirable village of Penrhyncoch, offering a picturesque and tranquil living environment.**

Nestled within the serene embrace of Penrhyncoch, just a few miles away from the bustling town of Aberystwyth, lies this lovely two-bedroom semi-detached cottage. With its idyllic location, characterful design, and close proximity to Aberystwyth's amenities, this cottage presents a perfect blend of convenience and serenity for those seeking a quintessential Welsh retreat.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
T: 01970 636000

## Penrhyncoch

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### PROPERTY COMPRISES

Unless expressly stated, all rooms have a range of power points, double glazed windows and radiators. The property is heated via oil heating. Property is council tax band C.

### ENTRANCE

The cottage is accessed through a shared wooden gate, leading to a welcoming entrance via a double glazed white UPVC glass panelled door, guiding you into the hallway.

### HALLWAY (2.53m x 1.15m)

The hallway with carpeted flooring and retaining its original beams adorning the ceiling, exuding rustic charm, while conveniently housing the fuse box and electric meter doors lead to various rooms;

### KITCHEN (5.57m x 2.09m)

The kitchen boasts vinyl flooring and light wooden-coloured base and eye-level units, accented by beige-coloured tiles equipped with a stainless steel sink featuring a mixer tap, a built-in double oven, and a 4-ring electric Hotpoint hob. Additionally, it accommodates the Worcester boiler and wall-mounted thermostat and a wall mounted radiator. A double glazed white sash window illuminates the front, while a smaller single glazed window at the rear provides additional natural light.

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### **LOUNGE (5.58m x 4.17m)**

The lounge welcomes with newly laid carpet flooring, complemented by a wall-mounted radiator, while original ceiling beams add character and equipped with various powerpoints, it features a double glazed sash window offering views of the front garden, with stairs leading to the upper level.

### **STAIRS LEADING TO;**

### **FIRST FLOOR HALLWAY**

At the top of the stairs, the first-floor hallway features carpet to floor, a wall-mounted radiator and a single glazed window overlooking the rear elevation, with doors leading;

### **BATHROOM**

The bathroom, with vinyl flooring and accented by white and green mosaic tiling, boasts a wall-mounted radiator and retains original wooden beams overhead. It features a white bath with an overhead electric shower, complemented by a glass shower screen, a low flush w.c, and a white hand wash basin with a vanity unit beneath. Single glazed opaque window overlooking the rear elevation.

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## MASTER BEDROOM (4.83m x 3.16m)

The master bedroom offers a cozy retreat with carpet to floor, a wall-mounted radiator and original ceiling beams adding character. This bedroom also provides access to the loft space for additional storage options. Further enhancing its practicality, the room includes a convenient built-in storage cupboard with slatted shelving. A double glazed sash window offers views of the front of the property and beyond.

## BEDROOM TWO (3.10m x 3.24m)

The second bedroom of this cosy cottage with carpet flooring, original wooden beams and a wall-mounted radiator providing warmth, all while basking in natural light through the double glazed sash window overlooking the front elevation.

## SIDE GARDEN

The small side garden, enclosed by a stone wall, offers a secluded retreat and conveniently accommodates the oil tank, combining practicality with tranquility in this charming countryside setting.

## FRONT GARDEN

The front garden with a grass lawn, interspersed with mature shrubs and trees, all framed by wooden fencing, creates a serene and inviting outdoor space.

## ADDITIONAL INFORMATION

Seilo View enjoys a convenient location close to all amenities, including a post office, petrol station, and primary school, ensuring everyday necessities are within easy reach for residents.

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Penrhyncoch  
Energy Rating  
E



Total area: approx. 78.0 sq. metres (839.4 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS 2024**

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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