



FOR SALE BY PRIVATE TREATY

**Semi-detached 1930's family house comprising Lounge: Sitting Room: Dining Room: Conservatory. Cloakroom. 3 first floor bedrooms. Modern shower room: Gas central heating and double-glazing. Garage and off road parking for at least two.**

**HIGHCROFT  
RHEIDOL ROAD  
PENPARCAU  
ABERYSTWYTH SY23 1RW**



Situated in a quiet residential street. Front enclosed garden with floral and shrub beds. Private rear enclosed paved courtyard with fruit trees, floral & shrub beds. Penparcau village has most basic amenities to include Premier & Nisa supermarkets, Post Office, Fish & Chip shop, Chinese takeaway & Primary School. Regularly served by bus service to Aberystwyth town which is approximately 2 miles.

Vendor Likes:

Quiet private residential area  
Garage

Agent Likes:

Off road parking  
Spacious rooms

**CHAIN FREE**

**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)**

## **Highcroft, Rheidol Road, Penparcau, Aberystwyth, SY23 1RW**

### **ENTRANCE PORCH**

Approached via uPVC double glazed sliding door with side windows. Parquet flooring.

### **HALL**



**6' 4" x 16' (1.93m x 4.88m)**

Approached via glazed front door with two side windows. Central heating radiator. Staircase to first floor with cupboard under. Curved cornice. 8'6 tall ceiling height.

### **LOUNGE**



**12' 4" x 16' 3" max (3.76m x 4.95m)**

into bay window with central heating radiator under. Fireplace. Curved cornice. Sliding doors opening into:-

### **SITTING ROOM**



**11' x 12' 4" (3.35m x 3.76m)**

Patio doors overlooking rear wall enclosed courtyard garden. Fireplace.

## DINING ROOM



**7' 8" x 8' 9" (2.34m x 2.67m)**

Off kitchen. Fitted cupboard. Window to rear

## KITCHEN/BREAKFAST ROOM



**9' 10" x 13' 9" (3m x 4.19m)**

Terracotta style boarded floor. Fitted base and wall units. Breakfast bar. Inset single drainer stainless steel sink unit. Space for electric cooker, fridge, freezer and washing machine with plumbing. Central heating radiator.

## CONSERVATORY

**10' x 7' 9" (3.05m x 2.36m)**

Ceramic tiled floor. Double central heating radiator. Doors to each side.

## SIDE LOBBY

Door from kitchen/breakfast room. Back door

## TOILET

Low flush WC. Wash hand basin.



## FIRST FLOOR

### LANDING

French doors onto garage roof. Curved cornice. Fitted linen cupboard housing wall mounted Worcester gas central heating boiler (installed January 2022). Large opening to attic with pull down ladder

### BEDROOM 1 (front)



**11' 6" x 15' 8" (3.51m x 4.78m)**

Stunning views from large front window. Fitted bedroom suite. Fitted cupboard.

### BEDROOM 2 (rear)



**10' 6" x 12' 4" (3.2m x 3.76m)**

Central heating radiator. Curved cornice.

### BEDROOM 3



**7' 4" x 7' 6" (2.24m x 2.29m)**

Central heating radiator. Side window & circular window. Curved cornice.



## **SHOWER ROOM**



Large corner shower cubicle with electric shower. Low flush WC: Vanity wash hand basin with wall mounted mirror over. Alcove shelf. Full size central heated towel rail. Fully tiled walls & floor.

## **OUTSIDE**



Low level brick wall and metal railing enclosed front lawn (artificial) with floral and shrub beds.

## **GARAGE**

**9' 10" x 20' (3m x 6.1m)**

Up and over door. Electric light and power. Cold water tap



Private rear wall enclosed courtyard style garden, mainly paved with mature fruit trees, floral and shrub beds.

## **ATTACHED REAR SHED**

**6' 8" x 9' 8" (2.03m x 2.95m)**

Electric light and power

**SERVICES.**

Mains electric, water, drainage & gas. Gas central heating

**COUNCIL TAX**

Band 'E'

**VIEWING**

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

**PRICE:**

**£299,950 chain free**

This property belongs to a family member of Jim Raw-Rees & Co., This declaration is made in accordance with the Estate Agents Act 1979

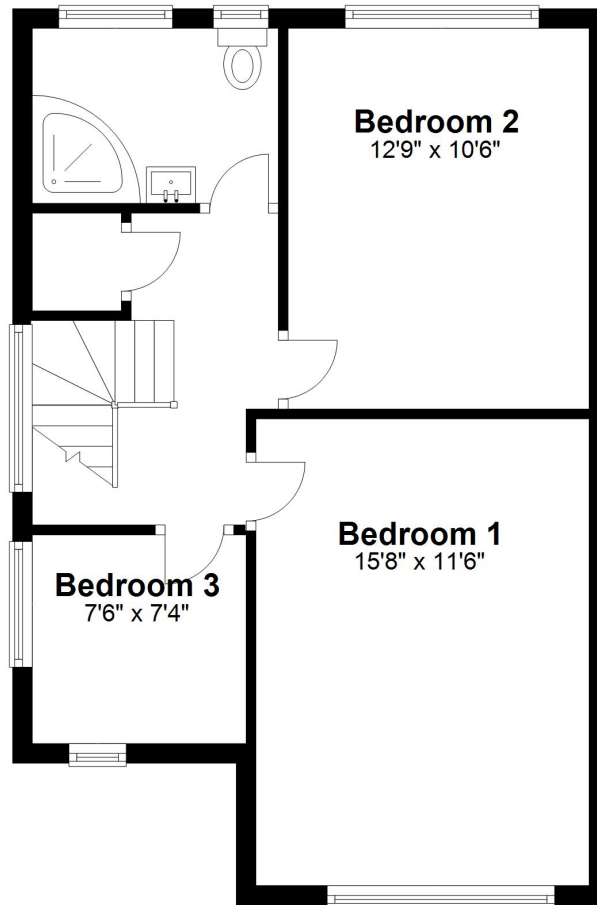
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Ground Floor





## First Floor



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.

