



FOR SALE BY PRIVATE TREATY

**Neat well-presented 3 bedroom Family house. Full gas central heating & uPVC double-glazing.**

**25 YSTWYTH CLOSE  
PENPARCAU  
ABERYSTWYTH SY23 3RU**



The house is conveniently located within walking distance to the Primary School and Morrison's out of Town shopping area.

*Vendor Likes:*

Easy parking at rear  
Views from front bedroom  
Vehicle free front

*Agent Likes:*

Well-presented house  
Spacious rooms  
Easy maintainable garden

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**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)**

## **25 Ystwyth Close, Penparcau, Aberystwyth, SY23 3RU**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

### **HALL**



Fitted deep under staircase cupboard.

### **LOUNGE**



**14' 10" x 14' 4" (4.52m x 4.37m)**

Full length front window. Chimney breast with log effect gas fire on tiled hearth and fireplace surround. Double central heating radiator. Curved cornice.

### **REAR HALL**

### **SEPARATE TOILET**

Staircase rising to first floor. Central heating radiator. Back door.

Low flush WC: Corner wash hand basin.

### **KITCHEN/DINER**



**11' 6" x 12' (3.51m x 3.66m)**

White panelled doors to fitted base and wall units. Inset 1 ½ single drainer stainless steel sink unit (hot & cold). Space for slot in electric cooker and space with plumbing for washing machine, area for fridge. China cabinet. Double central heating radiator.

## **FIRST FLOOR**

### **LANDING**



Fitted airing cupboard with central heating radiator. Fitted storage cupboard.

### **BEDROOM 1 (rear)**



**11' 6" x 12' (3.51m x 3.66m)**

Central heating radiator. Fitted wardrobe.

### **BEDROOM 2**



**9' x 11' 6" (2.74m x 3.51m)**

Views. Central heating radiator. Fitted wardrobe.

### BEDROOM 3



**8' 6" x 7' 10" (2.59m x 2.39m)**

Views. Central heating radiator. Fitted wardrobe extending one wall length plus additional wardrobe.

### BATHROOM



**6' 4" x 5' 6" (1.93m x 1.68m)**

White suite comprising bath with electric shower over and folding door, tiled wall area. Pedestal wash hand basin. Low flush WC.

### OUTSIDE

Neat well-kept garden comprising open front lawn with steps up to fore patio and flower bed.

Attached **garden store** housing Glow worm wall mounted gas combi boiler.

The rear garden is neatly enclosed by hedging to concrete yard area, floral and bed terraces with steps up to rear gate giving access to Heol Dinas with street parking. Outside tap.



**SERVICES**

Mains electric, water, drainage & gas. Full gas central heating. uPVC double-glazing.

**COUNCIL TAX**

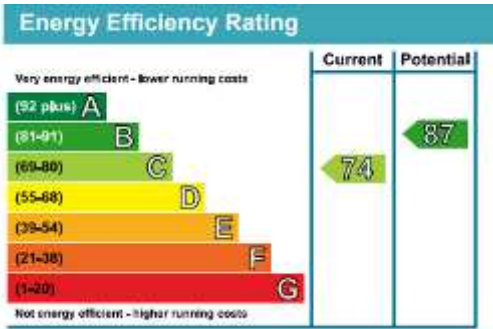
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**VIEWING**

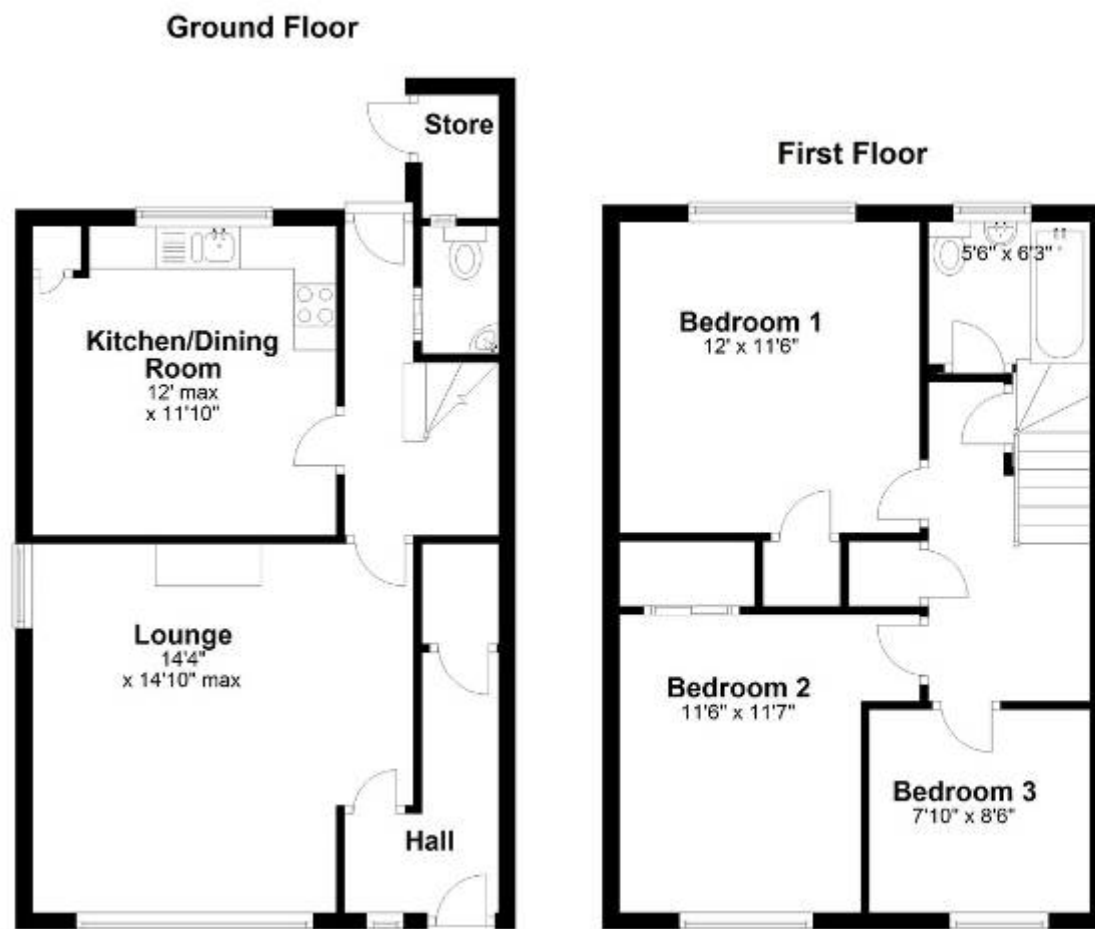
Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

**PRICE:**

**£145,000**







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.