



**Tregar Garth, Penrhyncoch**  
**Aberystwyth Ceredigion SY23 3EP**  
**Guide price £159,000**



A semi-detached traditional and double glazed 2 bedroomed cottage with side vehicular hardstanding and pleasant rear garden .

Tregar is situated at the popular village of Penrhyncoch which is but some 4 miles or so inland from the university and market town of Aberystwyth. There is a regular bus service to the afore mentioned town and Penrhyncoch having a good range of amenities to include general stores, garage and primary school. Aberystwyth town has a good range of both social, leisure and educational facilities to cater for the large local and student populations.

Tregar has the benefit of off road parking and pleasant rear garden.

### TENURE

Freehold

### SERVICES

Mains electricity, water and drainage.

### VIEWING

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth (01970) 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Tregar provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### FRONT ENTRANCE DOOR TO

### LIVING ROOM

15'5 x 13' max (4.70m x 3.96m max )



with open tiled fireplace, under stairs storage cupboard, night storage heater, window to fore and laminated floor. Stairs to first floor.

### KITCHEN/ DINING ROOM

18'1 x 9'6 (5.51m x 2.74m'1.83m )



comprising 1½ bowl stainless steel sink unit with mixer tap, range of base units incorporating electric cooker and 4 ring hob. Plumbing for automatic washing machine, larder cupboard and cooker point. 2 windows to rear and access to



## BATHROOM

9'3 x 7' (2.82m x 2.13m)



comprising panelled bath with mixer tap, low level flush wc, pedestal wash hand basin and airing cupboard. Obscured window to side. Dimplex fan heater. Extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

with Creda night storage heater and doors to

## BEDROOM 1

7'7 x 10'6 (2.31m x 3.20m )



with window to rear and access to roof space.

## BEDROOM 2

8'1 x 16'9 (2.46m x 5.11m )



with window to fore and night storage heater

## EXTERNALLY



Small rear garden area and side vehicular hardstanding.





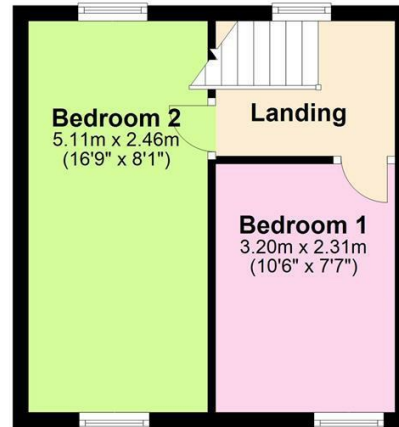
## DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north up Penglais Hill for approximately 2 miles before turning right to Penrhynoch (signposted) and proceed over the cross roads to Penrhynoch. Upon entering the village take the first major turning right bare immediately to the left and proceed past the garage and church before turning left on to the Salem road passing the village hall and Tregar is a short distance along this road on the right hand side.

### Ground Floor



### First Floor



Total area: approx. 71.8 sq. metres (772.8 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

**Tregar, Garth, PENRHYNCOCH**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>64</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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