

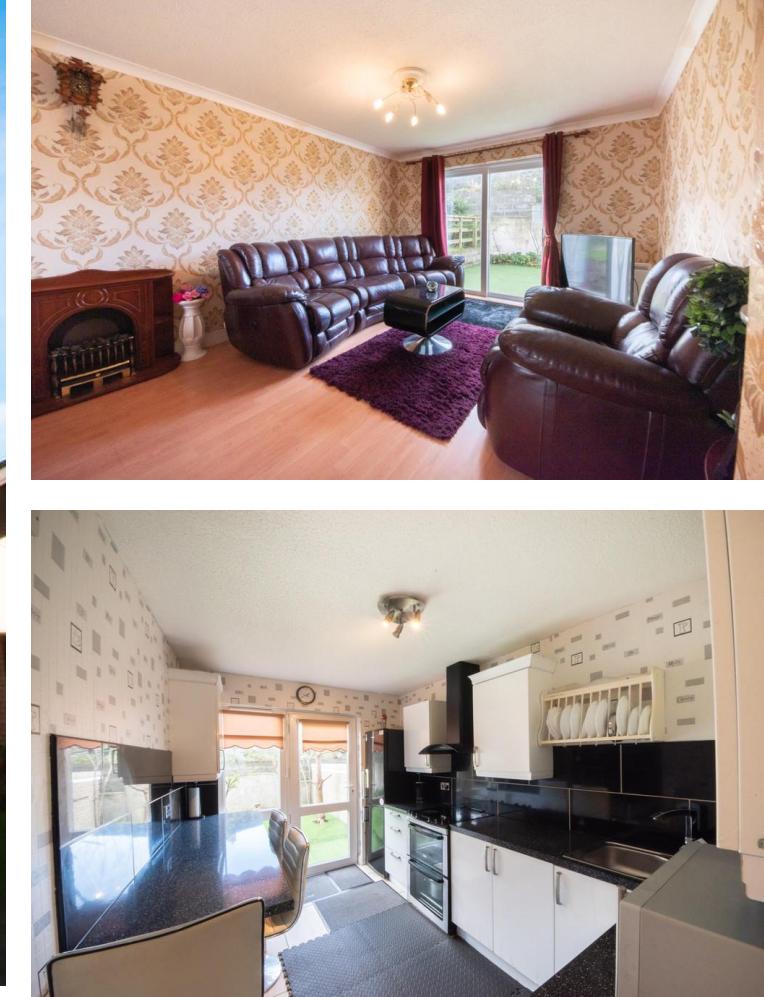


## Penparcau

£155,000

Three bedroom end terrace house, open plan living / diner, modern fitted kitchen, garden, excellent views over town and the Rheidol Valley. Located near local amenities and travel links. Parking available.

- SPACIOUS LOUNGE / DINER
- THREE BEDROOMS
- GARDEN
- END TERRACED HOUSE
- 10 MINUTES TO TOWN
- PARKING



Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

[sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
Call 01970 636000 to arrange a viewing

**BRYNYSWYTH**

In a convenient position on mile of the centre of the University Town and Seaside Resort of Aberystwyth. The construction is of traditional cavity walls, brick block with rendered and painted external elevations under a pitched roof laid with tiles.

**PROPERTY COMPRISSES**

Property is entered via glass PVC door into entrance hallway where you are greeted with stairs up to first floor and doors to storage/utility room, living/dining room and kitchen.

Under stair storage cupboard. Unless expressly stated, all rooms have a range of power points, television points, radiators and the property is heated via storage heating. Mains water and drainage, mains electricity. Council tax band C. Parking available.

**OPEN PLAN LIVING / DINER**

23' 3" x 11' 1" (7.1m x 3.4m) A wide open space with dual aspects to front and rear of the property. A great room for all the family. Sliding patio rear door with access to garden.

**KITCHEN**

11' 5" x 7' 10" (3.5m x 2.4m) Modern fitted kitchen with a number of base and eye level units. Electric hob and oven, stainless steel sink with mixer tap, dishwasher. Breakfast bar with seating. Window and door out to garden area.

**WASHROOM**

4' 11" x 3' 3" (1.5m x 1m) downstairs WC with low flush WC, hand wash basin and window to front.

**UTILITY / STORAGE**

5' 2" x 4' 11" (1.6m x 1.5m) Area fitting space and plumbing for fridge freezer, washing machine and dryer.

**FIRST FLOOR**

Stairs rise to first floor. Communicating doors to adjoining rooms.

**BEDROOM ONE**

10' 2" x 11' 5" (3.1m x 3.5m) Double bedroom with built in storage. Great views over to Trefechan and the sea.

**BEDROOM TWO**

9' 10" x 11' 5" (3m x 3.5m) Another double room with built in storage. More great views over Trefechan.

**BEDROOM THREE**

8' 6" x 8' 2" (2.6m x 2.5m) Built in storage. Window to front. Currently used as a study but could be transformed into a single bedroom.

**FAMILY BATHROOM**

8' 2" x 5' 10" (2.5m x 1.8m) Bathroom suite comprising WC, bath with electric shower over, hand basin. Window to front.

**OUTSIDE OF PROPERTY**

Private rear yard with artificial turf and timber storage shed, access lane to the side of the property. Private residence only parking area.



## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2020 -

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.

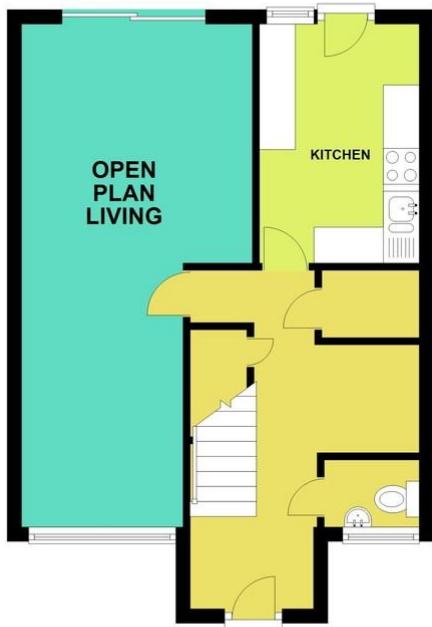
## VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

## COPYRIGHT

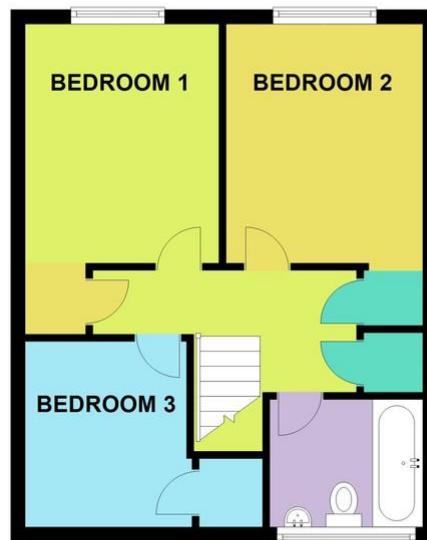
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## GROUND FLOOR



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.

## FIRST FLOOR



## Local Authority

Ceredigion County Council

## Council Tax Band

C

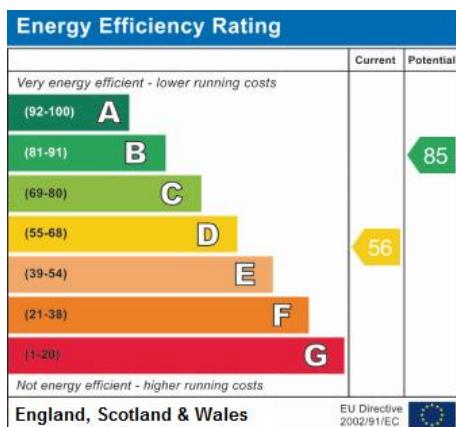
## Energy Efficiency Rating

56

## Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.



## Alexanders Residential Sales

Cambrian Chambers  
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## Opening Hours

Monday - Friday: 9am -6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

## Contact Us

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