



**Narkunda, Penglais Road,
Aberystwyth, Ceredigion, SY23 2EU**
Offers in the region of £450,000



For Sale by Private Treaty

A very well presented detached 3 bedroomed house with pleasant gardens and rear vehicular access.

Narkunda
Penglais Road
Aberystwyth
SY23 2EU

We are pleased to have received instructions to offer for sale this well-located town property. Narkunda enjoys a slightly elevated location on Penglais Road and has a pleasant aspect over the town and beyond. The property is South facing and has the benefit of a conservatory extension to the fore and a kitchen extension to the rear as highlighted on the floor plan. Narkunda has been very well looked after and externally the gardens have also been well maintained.

Aberystwyth is the largest town in Ceredigion and Narkunda is ideally located within walking distance of the town centre, Aberystwyth University, Bronglais Hospital and the National Library of Wales.

TENURE

Freehold

SERVICES

All main services are connected. Solar panels. Gas fired central heating. Double glazing.

VIEWING

Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd. 01970 626160 or sales@aledellis.com

COUNCIL TAX

Band F

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

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

GROUND FLOOR

Front entrance door to

CONSERVATORY

17'7 x 8'2 (5.36m x 2.49m)



Tiled floor. ½ glazed entrance door

RECEPTION HALLWAY

Stairs to first floor, under stairs storage cupboard, radiator. Doors to

SITTING ROOM

10'9 x 11'7 (3.28m x 3.53m)



Exposed wooden floor, window to side and to fore.

LIVING ROOM

12' x 13'9 (3.66m x 4.19m)



Bay window and window to side into conservatory, electric fire and radiator.

LARGE OPEN PLAN KITCHEN/ DINING ROOM

17'4 x 15'3 (5.28m x 4.65m)

KITCHEN AREA

8' x 15'3 (2.44m x 4.65m)



Good range of base and eye level units incorporating a NEFF electric double oven, 4 ring gas hob and concealed fridge. Worktops, tiled splashbacks. Single drainer enamel sink with mixer tap, tiled floor. Windows to fore and side, and Velux window allowing natural light to pour into the kitchen.

Archway dividing.

DINING AREA

8' x 11'7 min (2.44m x 3.53m min)



Laminated floor, pantry cupboard with shelving, fireplace (disconnected), radiator. French doors to rear. Door to

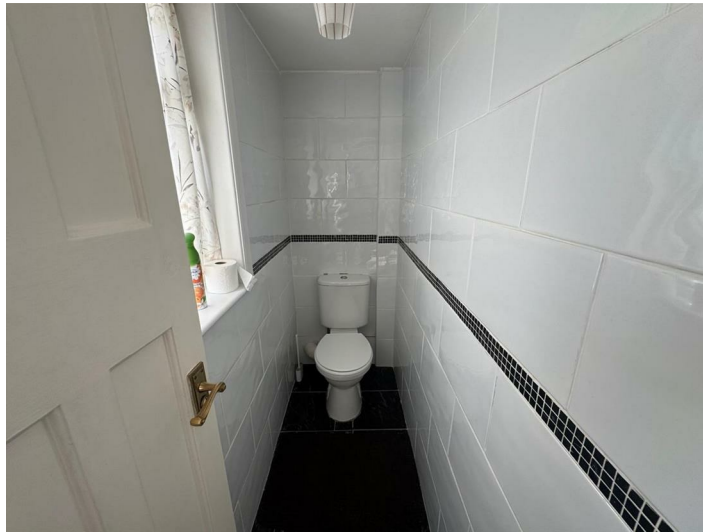
UTILITY ROOM

4'8 x 8'4 (1.42m x 2.54m)



Belfast sink with mixer tap. Wall mounted gas fired central heating boiler. Worktops with appliance space below. Eye level unit. Part tiled walls, tiled floor, plumbing for automatic washing machine. Door to side and door to

DOWNSTAIRS WC



Fully tiled, window to side.

FIRST FLOOR

LANDING

Boxroom, access to roofspace, airing cupboard and door to

BEDROOM 1

12' x 13'9 (3.66m x 4.19m)



Window to fore and side, radiator.

BEDROOM 2

15' x 12' (4.57m x 3.66m)



Window to fore and side. Wardrobe cupboard and radiator.

BEDROOM 3

9'8 x 11'7 (2.95m x 3.53m)



Window to rear, wardrobe cupboard and radiator.

BATHROOM

5'5 x 9' min (1.65m x 2.74m min)



Large walk-in shower. Bath. Washbasin and WC set in

bathroom furniture. Fully tiled, heated towel rail, obscured window to rear. Tiled floor.

EXTERNALLY

Pedestrian path to fore leading to the elevated front garden which is laid to lawn with shrubs and borders. Side paved pedestrian path to the part covered patio area.

Two garden sheds (10'1 x 5'8)

Well looked after terraced rear garden with lawn and fruit trees.

Carport with space for 2 vehicles.



DIRECTIONS

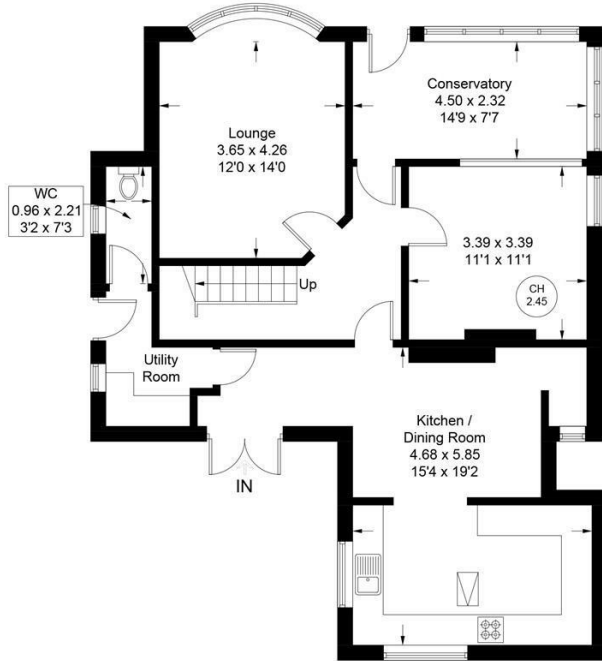
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Proceed to the bottom of Penglais Hill before turning onto Elysian Grove. The property's car port is on the right-hand side towards the top of the street. There is also pedestrian access via Penglais Road.

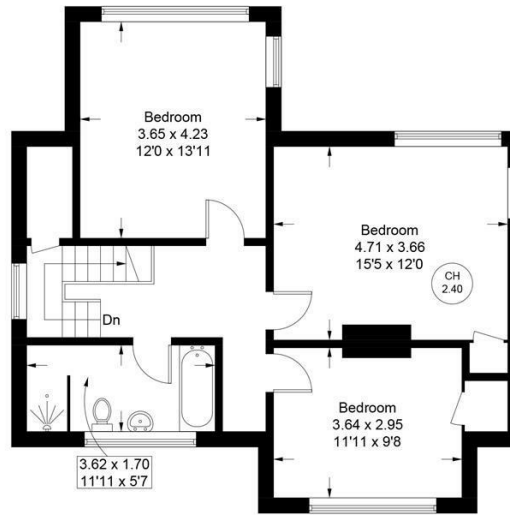


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Approximate Gross Internal Area
155.4 sq m / 1673 sq ft

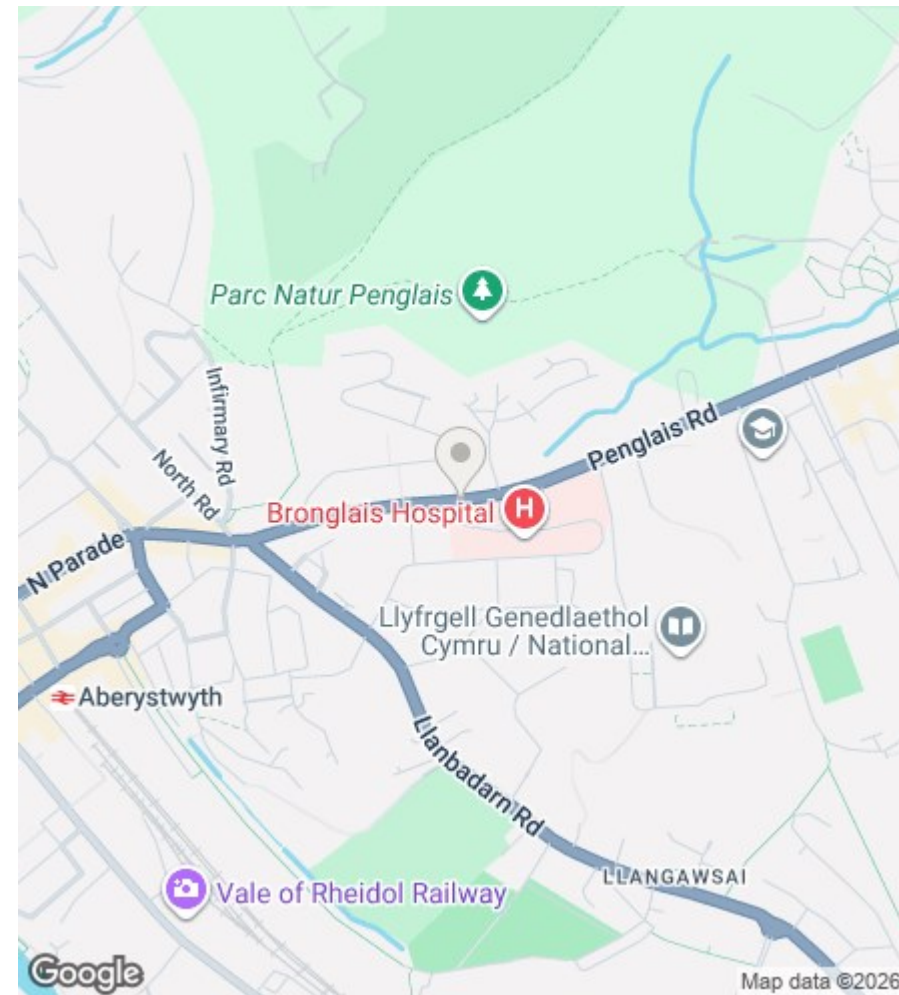


Ground Floor
88.7 sq m / 955 sq ft



First Floor
66.7 sq m / 718 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com