



17 Maesheli, Penparcau
Aberystwyth Ceredigion SY23 1TA
Guide price £206,000



Enjoying a convenient edge of town location an end of terrace 3 bedroomed house.

Maesheli is a popular residential estate convenient to all local amenities at Penparcau which includes general stores, post office and primary school. There is regular bus service available to Aberystwyth which is but a mile or so travelling distance. The town has undergone considerable redevelopment over recent years especially in the retail sector.

17 Measheli is slightly elevated with fine views to the fore over the town and Cardigan Bay. The property is double glazed and benefits from gas fired central heating. To the rear of the property there is an useful communal car park.

The property appears to be in good condition throughout.

TENURE:

Freehold

SERVICES:

All mains services are connected.

VIEWING:

Strictly by appointment only through the sole selling agents. Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

17 Maesheli provides for the following accommodation. All images have been taken by a wide angle lens digital camera.

GROUND FLOOR

Glazed side entrance door to

RECEPTION HALLWAY

cloak/meter cupboard, stairs to first floor accommodation.

LIVING ROOM

15'5 x 11'2 (4.70m x 3.40m)



window to fore. Laminated floor, radiator.



KITCHEN

8'8 x 15'9 (2.64m x 4.80m)



1½ bowl single drainer sink unit. Base units with fitted Zanussi electric cooker with 4 ring gas hob over. Appliance spaces and tiled splash backs. Eye level units with extractor fan. Plumbing for automatic washing machine. Radiator. French door and two windows to rear, under stairs storage cupboard.



DOWNSTAIRS WC

with wash hand basin.

FIRST FLOOR

Landing access to roof space. Airing cupboard with radiator. Door to

BEDROOM 1

11'2 x 12'6 (3.40m x 3.81m)



Radiator, window to fore with fine views over the town and Cardigan Bay.

BEDROOM 3

9'9 x 7'4 (2.97m x 2.24m)



window to fore, radiator.

BEDROOM 2

10' x 7'4 (3.05m x 2.24m)



window to fore, fine views,radiator.

BATHROOM

8'6" x 4'8" maximum (2.59m x 1.42m maximum)



low level flush wc. Panelled bath with shower over and screen. Wash hand basin. radiator. Obscured window to rear.



EXTERNALLY

Front lawned garden and pedestrian path to rear. Integral garden shed housing the wall mounted Vaillant gas central heating boiler.

DETACHED GARDEN SHED

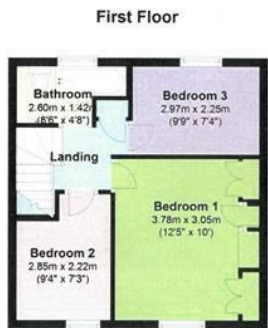
6'8" x 8'1" (2.03m' x 2.46m)

Pleasant rear garden laid to lawn with rear pedestrian access to communal vehicular hardstanding.

DIRECTIONS

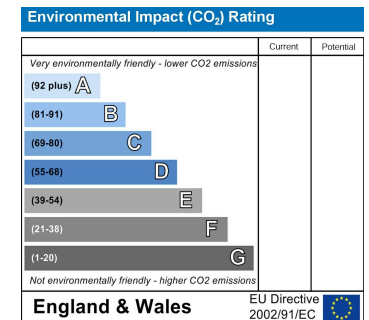
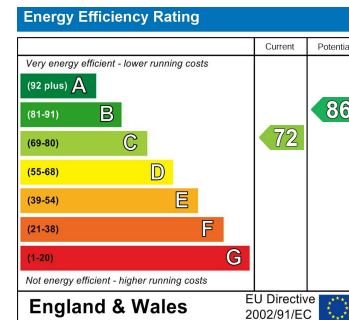
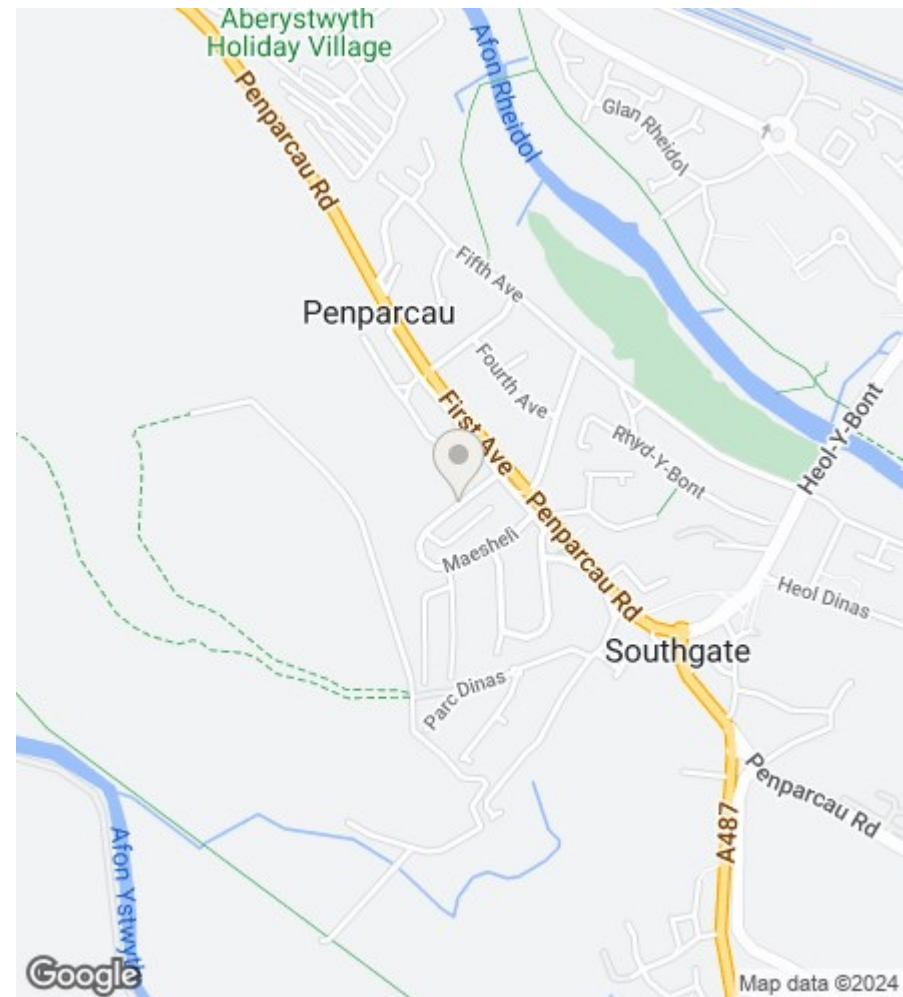


From Aberystwyth proceed through Trefechan to Penparcau, turn right just before the butcher shop, bear right, take second left and 17 Maesheli can be seen on your right hand side.



The Floor plans are for guidance only.
Plan produced using PlanUp.

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