



53 Dol Helyg, Penrhyncoch
Aberystwyth Ceredigion SY23 3GZ
Guide price £210,000



Situated on a popular residential estate, a well presented semi-detached 3 bedroomed house with spacious rear garden and off street parking.

53 Dol Helyg is a superb opportunity for first time buyers, investor or for a family home. The property sits on a good sizeable plot which offers space to the fore, side and rear of the property and rear garden provides a patio seating area and lawned garden.

Dol Helyg is situated within walking distance of all amenities on offer at Penrhyncoch which include primary school, post office and garage/ general stores. There is a regular bus service to the university and market town of Aberystwyth, which is some 4 miles or so travelling distance on the coast. Aberystwyth is convenient to all major employers such as The National Library, Bronglais Hospital and The University.

TENURE:

Freehold

SERVICES:

Mains electricity, water and drainage are connected.

COUNCIL TAX BAND

Council Tax Band C.

Front Entrance Door



Into

VIEWING:

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

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

Reception Hallway

Doors to

Downstairs WC

3'6" x 5'10" (1.09m x 1.80m)



With wc, wash hand basin and obscured window to fore.

Kitchen Dining Room

15'10" x 9'4" (4.85m x 2.86m)



Comprising a fitted kitchen with base and eye level units, electric oven, hob and extractor fan hood above. Stainless steel sink with mixer tap, splashback tiles and appliance spaces. Window to fore, electric storage heater, laminate flooring and door to



Living Room

16'5" x 15'11" (5.02m x 4.86m)



A spacious living room with door and windows to rear, laminate flooring, electric storage heater and stairs to first floor accommodation.

Stairs to First Floor Accommodation



Landing

With doors to

Bedroom 1

9'10" x 15'11" (3.02m x 4.87m)



With electric panelled heater and window to fore.

Office / Bedroom 3

9'10" x 6'5" (3.01m x 1.98m)



With electric panelled heater and window to rear.

Bedroom 2

9'11" x 9'1" (maximum) (3.03m x 2.77m (maximum))



With panelled electric heater and window to rear.

Bathroom

6'1" x 8'9" (1.86m x 2.67m)



Comprising wc, wash hand basin set in vanity unit and bath with shower over and tiled splashbacks. Obscured window to side and airing cupboard.



Externally



To the front of the property there is a driveway and lawned area.

To the rear, there are lovely patio seating areas and lawn with garden shed.

There is also a side pedestrian access.





DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north for approximately 2 miles, turn right proceed over the cross roads towards Penrhynoch, take the second major turning right at the village to Glanceulan and keep to your left on to Dol Helyg estate where the property 53 Dolhelyg can be seen denoted by a for sale board on your right hand side.

