



Panteg , Penrhyncoch
Aberystwyth Ceredigion SY23 3EF
Guide price £100,000



A detached two bedroomed cottage in need of total renovation.

Panteg is situated on the outskirts of the village and has the benefit of off road parking to the side. The cottage is in a poor state of repair and at present uninhabitable.

Penrhynoch is situated some 4 miles inland from Aberystwyth. There is a regular bus service to the village and in addition there is a new railway station at the nearby village of Bow Street. There are local amenities at the village which include primary school, garage and general stores.

METHOD OF SALE

Best and final offers are invited by noon on Wednesday 11th August 2021. Whilst submitting your offer please provide proof of funds.

VIEWING

Strictly by appointment only made through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com Strictly adhering to current Covid-19 regulations.

SERVICES

Mains electricity, water and mains drainage (TBC)

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

GROUND FLOOR

Front entrance door to

RECEPTION HALLWAY

Stair to first floor accommodation.

SITTING ROOM

8'6 x 10'9 (2.59m x 3.28m)



Tiled fireplace, night storage heater, window to fore.

LIVING ROOM

16'8 x 10'9 (5.08m x 3.28m)



Night storage heater, tiled fireplace, window to fore.

WALK IN PANTRY



Quarry tiled floor, cold slab.

BASIN KITCHEN

7'8 x 8'8 (2.34m x 2.64m)



Double drainer sink unit, old units, door and window to side.

FIRST FLOOR

Landing, night storage heater and access to roof space.

BEDROOM 1

9'8 x 18'6 (2.95m x 5.64m)



Feature fireplace, window to fore.

DARKROOM

6'2 x 6'5 (1.88m x 1.96m)

BEDROOM 2

9'4 x 12'9 (2.84m x 3.89m)



Feature fireplace, airing cupboard, window to fore.

BATHROOM

8'9 x 5'4 (2.67m x 1.63m)



Wc, bath and pedestal wash hand basin, wall heater, obscured window to side.

EXTERNALLY

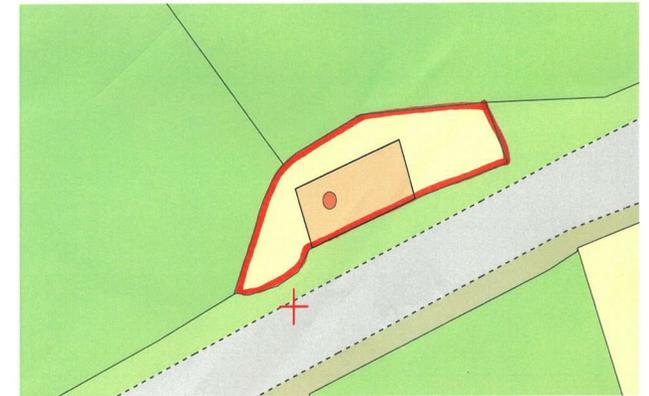
Off road parking to the right hand side of the property.

GARDEN SHED

9'1 x 7'7 (2.77m x 2.31m)

More modern shed.

EXTERNALLY



Plan of house for
FOURTHMAN PURSOT only

Please note that there is very little land to the rear

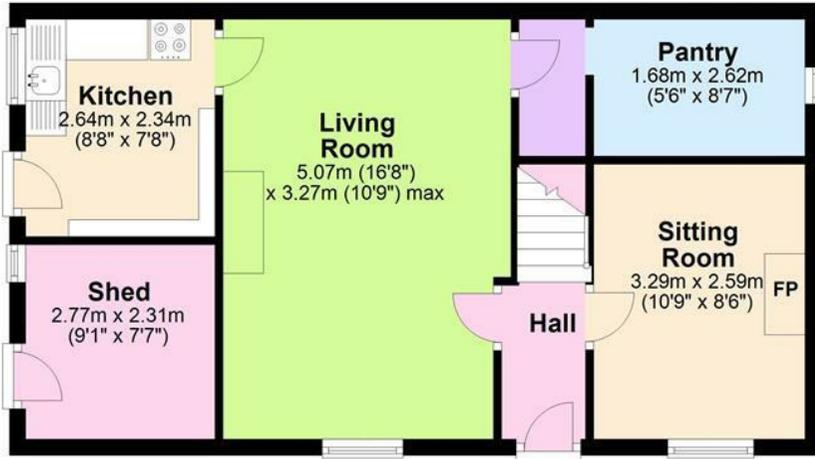
of the cottage (see plan of identification purposes only).

DIRECTIONS

From Aberystwyth take the A487 trunk road for two miles before turning right to Penrhyncoch. Proceed over the crossroads and the property is one of the first on the left hand side as you enter the village. The property is denoted by a For Sale board.

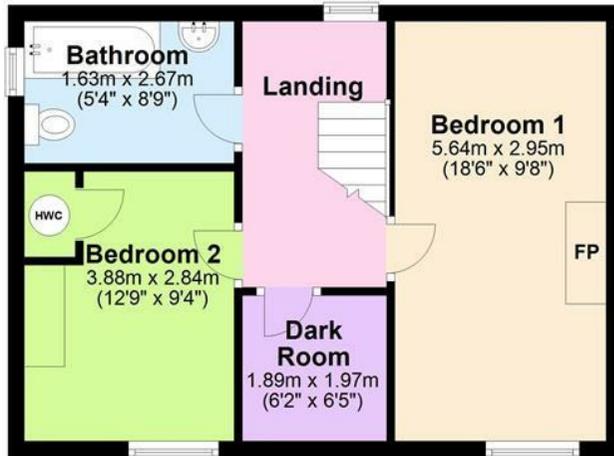
Ground Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



First Floor

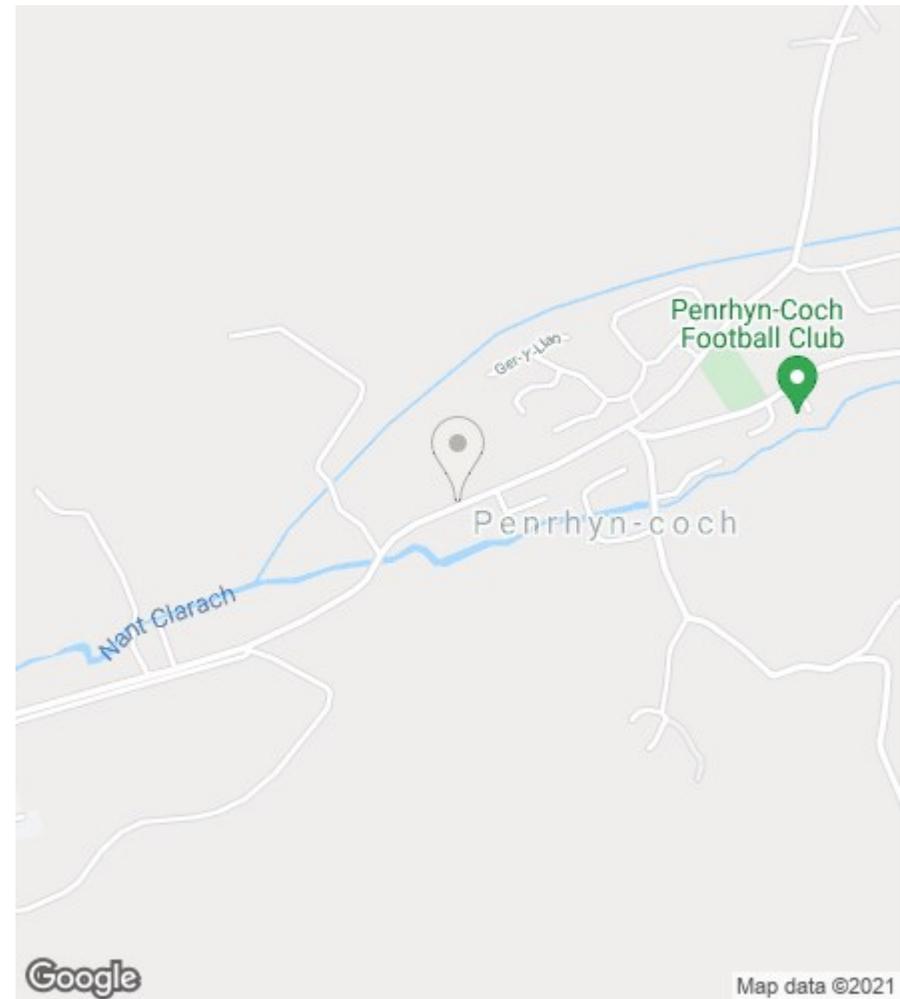
Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 86.2 sq. metres (927.7 sq. feet)

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

Pant Teg, Penrhyncoch, Aberystwyth



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			
		27	82
England & Wales		EU Directive 2002/91/EC	

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		11	59
England & Wales		EU Directive 2002/91/EC	

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