



17 Ger Y Llan, Penrhyncoch
Aberystwyth Ceredigion SY23 3HQ
Guide price £235,000



A well looked after detached three bedroomed bungalow with large garden and pleasant outlook to the rear.

Geryllan is an ever popular residential estate conveniently situated within level walking distance of all local amenities which include post office, garage/general stores and primary school. There is a regular bus service to Aberystwyth the town having a good range of local and national retailers in addition to secondary schools and all major banks. There is also a railway station nearby at Bow Street.

The bungalow is well presented throughout providing for comfortable three bedroomed accommodation. Ceiriog has the benefit of an extended large garage which prospective purchasers will appreciate during their inspection. The rear garden is low maintenance and borders the river Stewi.

TENURE

Freehold

SERVICE

Mains water, electricity and drainage. Economy 7 central heating. Double glazing.

VIEWING

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

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

ENTRANCE DOOR TO

RECEPTION PORCH

Tiled floor and floor to

RECEPTION HALLWAY

Night storage heater, access to roof space. Cloak cupboard housing the electrical meters. Door to

L SHAPED LIVING/DINING ROOM



LIVING AREA

11'3 x 19'4 (3.43m x 5.89m)



Windows to fore and side, night storage heater.

DINING AREA

8'8' x 12'2 (2.64m' x 3.71m)



Night storage heater and window to side. Door to

KITCHEN

11'4 x 11'8 (3.45m x 3.56m)



1½ bowl single drainer stainless steel sink unit with mixer tap. Range of base units incorporating an Electrolux double electric oven and four ring hob, worktops and appliance spaces. Integrated fridge/freezer, plumbing for dishwasher, automatic washing machine, Tiled splashbacks and cooker point. Eye level units (some glazed) with extractor fan. Breakfast bar, door and window to rear.

FROM RECEPTION HALLWAY

Door to

BEDROOM 1

10' x 9'5



Window to fore, night storage heater.

BEDROOM 2

11'3 x 13'3 (3.43m x 4.04m)



Window to side with fine views over open countryside and further wardrobe storage with central dressing table area.

BEDROOM 3

16' 4 x 9'9 (4.88m 1.22m x 2.97m)



Fitted bedroom furniture together with vanity unit with shaver point and light. Airing cupboard. Night storage heater. Window to side overlooking open countryside.



SHOWER ROOM

6'9 x 5'6 (2.06m x 1.68m)



Pedestal wash hand basin, low level flush wc. Shower cubicle and Mira shower. Fully tiled, extractor fan, obscured window to side, shower point and light.

SEPARATE WC

EXTERNALLY



Lawned garden and paved driveway leading to

GARAGE

3'7 x 10'2 (1.09m x 3.10m)



Electronically controlled up and over door. A very useful large extended garage. Rear pedestrian door leading to the low maintenance paved rear garden with raised patio area. Side pedestrian paths. The garden has a glorious view over the surrounding countryside and borders the river.

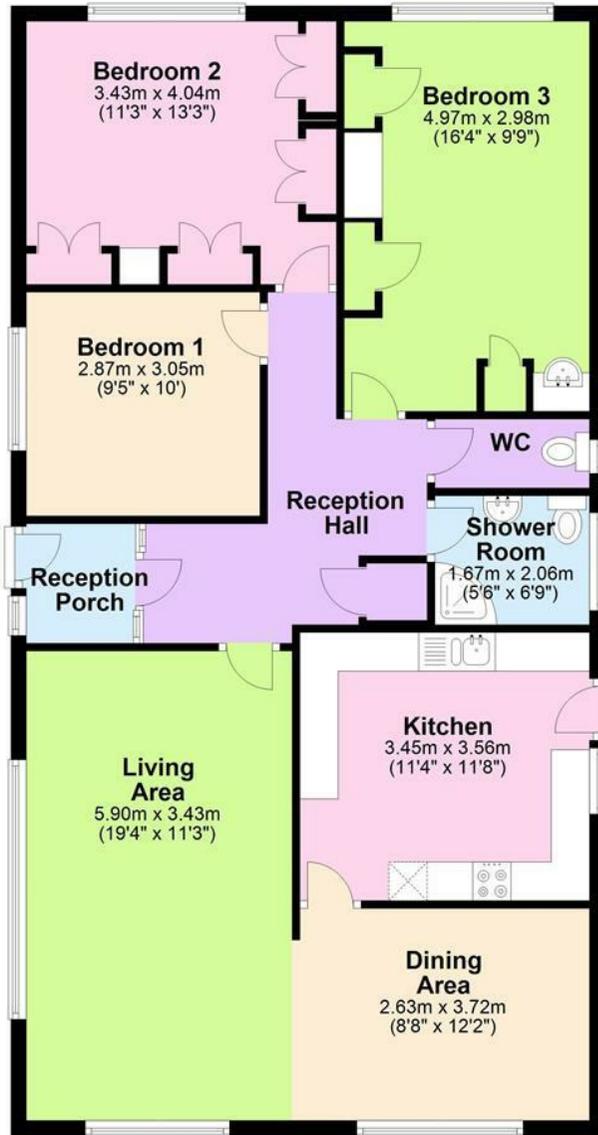


DIRECTIONS

From Aberystwyth take the A487 trunk road out of town for several miles before turning right to Penrhyncoch. Proceed over the crossroads at the village taking the first turning left on to Geryllan. Keep left and follow the road to your right to the bungalow.

Ground Floor

Approx. 104.0 sq. metres (1119.0 sq. feet)



Total area: approx. 104.0 sq. metres (1119.0 sq. feet)

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

17 Ger Y Llan, Penrhyncoch, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			60
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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