



Grid Ref SN58977 80585

Adj. to Brynsiriol Fifth Avenue, Penparcau
Aberystwyth Ceredigion SY23 1QT

Guide price £189,000



An opportunity has arisen to acquire

a brand new dwelling on small 3 unit development on the edge of town.

Fifth Avenue is situated about a mile from Aberystwyth town centre and convenient to all local amenities which are offer at Penparcau which include general stores, post office, Butchers shop, Take aways and primary school. There is a regular bus service nearby to Aberystwyth town centre. The town having a good range of both social, leisure and educational facilities.

The development consists of a Terrace of 3 houses. The developers will be happy to discuss the specification I.e – type of kitchen, bathroom suite etc with prospective purchasers.

TENURE

Freehold.

SERVICES

All mains services connected.

VIEWING

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

We attach illustrations showing all elevations together with floor plans of the ground and first floor accommodation. From the plans you will note that the proposed accommodation comprises of:

GROUND FLOOR

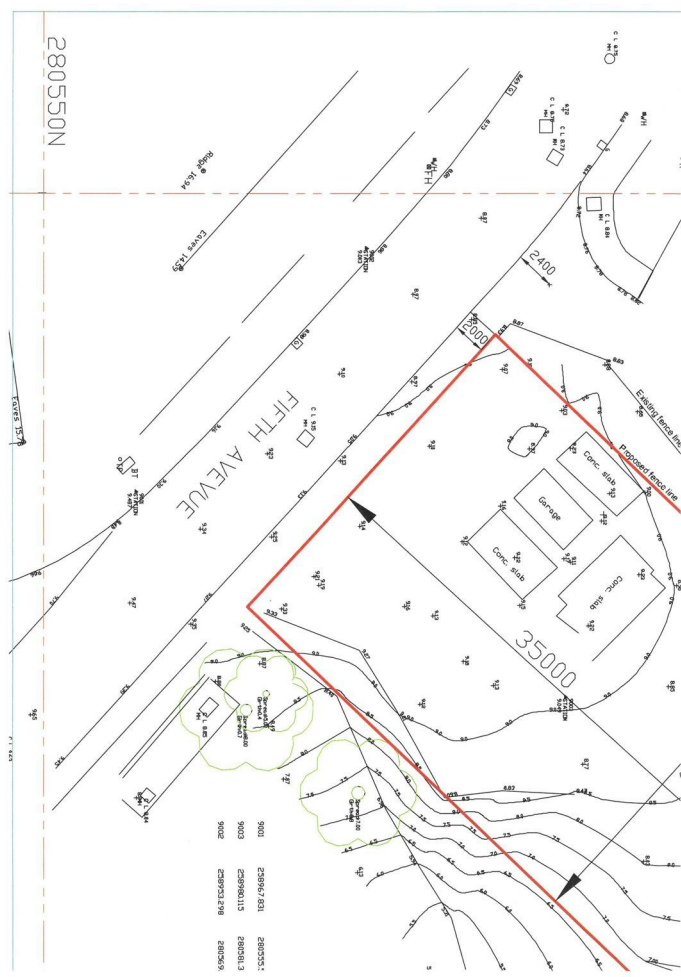
Kitchen/ dining room, living room, utility room and downstairs wc.

FIRST FLOOR

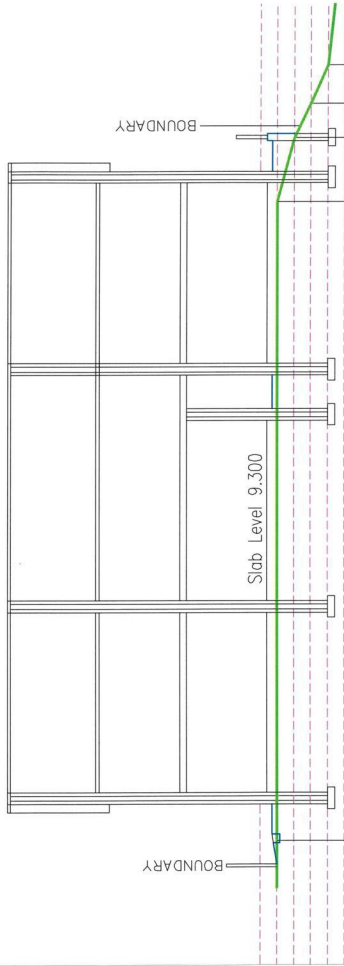
2 bedrooms, office/ study and bathroom.

EXTERNALLY

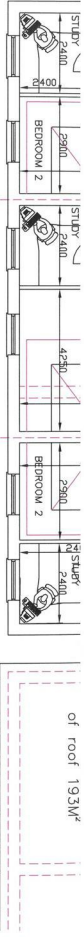
Off road parking to the fore and rear garden.



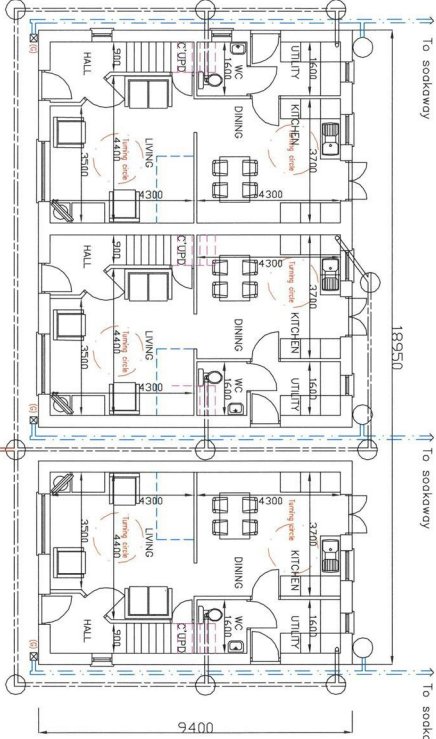
	9,000	Existing Levels	9,000	8,500	7,500
Proposed Levels					



Existing Levels	Proposed Levels	9.150	9.000
9.130			
9.050			



Roof Plan



To main sewer



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	

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		
England & Wales	EU Directive 2002/91/EC	

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