

7 Ger-Y-Cwm, Penrhyncoch
Aberystwyth SY23 3FA
Guide price £189,000

ALED ELLIS

For Sale by Private Treaty

A superb opportunity for first time buyers / investment buyers! A modern 2 bedroomed end of terrace new build with open plan living, 2 parking spaces and south facing rear garden.

NO CHAIN

Number 7 is a 2017 build and benefits from being in a excellent spot on the new estate, Ger Y Cwm. Penrhyncoch is a very popular residential village, being just a short travelling distance of about 4 miles inland from the Market & University town of Aberystwyth.

The village has local amenities such as primary school, garage and general stores. There is also a regular bus service to Penrhyncoch.

Aberystwyth is convenient to all major employers such as Bronglais Hospital, The University and The National Library of Wales.

The property comprises of an open plan, living/kitchen/dining area with a downstairs wc. On the first floor, two double bedrooms and bathroom. Externally :- a lawned rear garden with patio and two parking spaces to fore.

Tenure
Freehold.

Services
Mains electricity, water & drainage.
Thermo heating system.

Council Tax
Band C.

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

Front (side) Entrance Door to

Reception Hallway
Doors to

Downstairs WC



With wc, wash hand basin and storage space.

Open Plan Kitchen / Living Room



Modern Fitted Kitchen
10'11" x 7'8" (3.33m x 2.35m)



Comprising base & eye level units with induction hob, fitted oven and appliance spaces. Radiator,

stainless steel sink with mixer tap, tiled splash backs and stainless steel extractor hood. Window to fore.

Living / Dining Area

14'5" x 12'0" (4.40 x 3.66)



A spacious living area with wooden flooring, under stairs storage area, radiator and French doors to rear garden.

Stairs to first floor accommodation



First Floor



Bathroom



With wash hand basin, wc, mirrored vanity unit and bath with showerover. Half tiled splashback walls.



Bedroom 1
11'11" x 10'5" (3.65m x 3.20)



With window to fore and radiator.



Bedroom 2
8'8" x 11'11" (2.65m x 3.65m)



With window to rear, airing cupboard and radiator.



Externally



Two car parking spaces to the fore.

To the rear with side access, a spacious lawned garden with patio seating area.



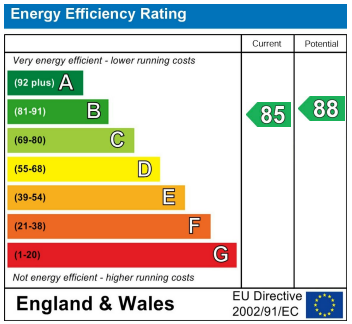
Directions

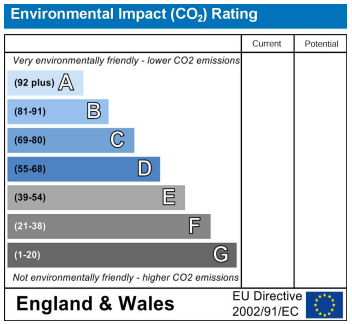
From Aberystwyth take the A487 trunk road North for 2 miles before turning right to Penrhyncoch (Signposted). At the village, take right towards the post office and follow the road past the hall and the Ger Y Cwm development is on your right hand side.

Money Laundering Regulations

Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.







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