



77 Ger Y Llan, Penrhyncoch
Aberystwyth Ceredigion SY23 3HQ
Guide price £330,000



For Sale by Private Treaty

A large detached 4 bedroomed bungalow well situated on this popular residential estate.

77 GER-Y-LLAN
PENRHYNCOCH
ABERYSTWYTH
CEREDIGION
SY23 3HQ

Ger Y Llan is located within level walking distance of all local amenities which include a Primary School, Garage and General Stores. There is a Railway Station nearby at Bow Street and in addition there is a Bus Service to Aberystwyth which is but 4 miles travelling distance on the Coast. The University town has a selection of both local and national retailers in addition to the edge of town department stores.

The bungalow is larger than most properties of this type on the estate due to an extension and the addition of the conservatory. The accommodation is highlighted on the attached floor plan. The air-source central heating system has recently been fitted (approx. 12 months ago) and the windows are double glazed. There are also 9 solar panels on the roof.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING

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

COUNCIL TAX

Band E

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.

77 Ger Y Llan provides for the following accommodation. All dimensions are approximate. All images have been taken with a wide-angle lens digital camera.

Glazed entrance door to

RECEPTION HALLWAY



Radiators, feature archway, airing cupboard housing hot water tank. Access ladder to roofspace. Door to

LIVING ROOM

11'1 x 19'4 (3.38m x 5.89m)



Bay window to fore, radiator. Door to

DINING ROOM

10' x 17'2 (3.05m x 5.23m)



Radiator, window to fore, meter cupboard. Door to

KITCHEN

11'5 x 11'6 (3.48m x 3.51m)



1 ½ bowl sink unit with single drainer. Base units with built-in 4 ring hob, electric extractor fan and cooker. Eye level units. Tiled splashbacks, radiator, window to rear.

UTILITY ROOM

10' x 5'7 (3.05m x 1.70m)



Single drainer stainless steel sink unit. Base units with appliance space. Plumbing for automatic washing machine. Broom cupboard. Access to roofspace.

CONSERVATORY

8'7 x 9'4 (2.62m x 2.84m)



Tiled floor, door to garden.

From Reception Hallway access to

BEDROOM 1

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



Radiator and window to fore.

BEDROOM 3

8'6 x 13' (2.59m x 3.96m)



Window to side, radiator, door to

BEDROOM 2

10' x 11'7 (3.05m x 3.53m)



Window to rear, radiator.

EN-SUITE

5' x 5'3 (1.52m x 1.60m)



WC, washbasin and shower cubicle with MIRA shower, radiator, heated towel rail. Shaver point and light. Tiled walls.

BATHROOM

7'3 x 10'9 (2.21m x 3.28m)



Cubicle with MIRA shower, bath, WC and washbasin. Large radiator, obscured window to side, heated towel rail, tiled walls, ceiling lights.

BEDROOM 4/ SECONDARY LOUNGE

11'7 x 19'5 (3.53m x 5.92m)



Patio doors to side, window to side and radiator.

EXTERNALLY



Front lawned garden with off road parking for 2 vehicles. Side pedestrian path to rear garden. Part paved with an area of shrubs and small garden shed. IDEAL air source central heating unit.

DIRECTIONS

(What3Words: ketchup.echaling.shoebox)

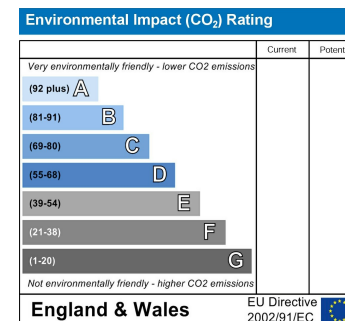
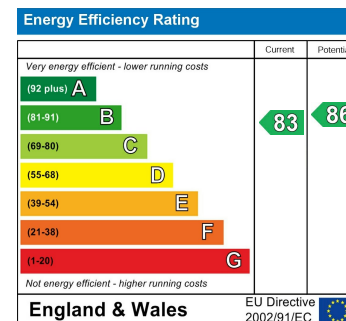
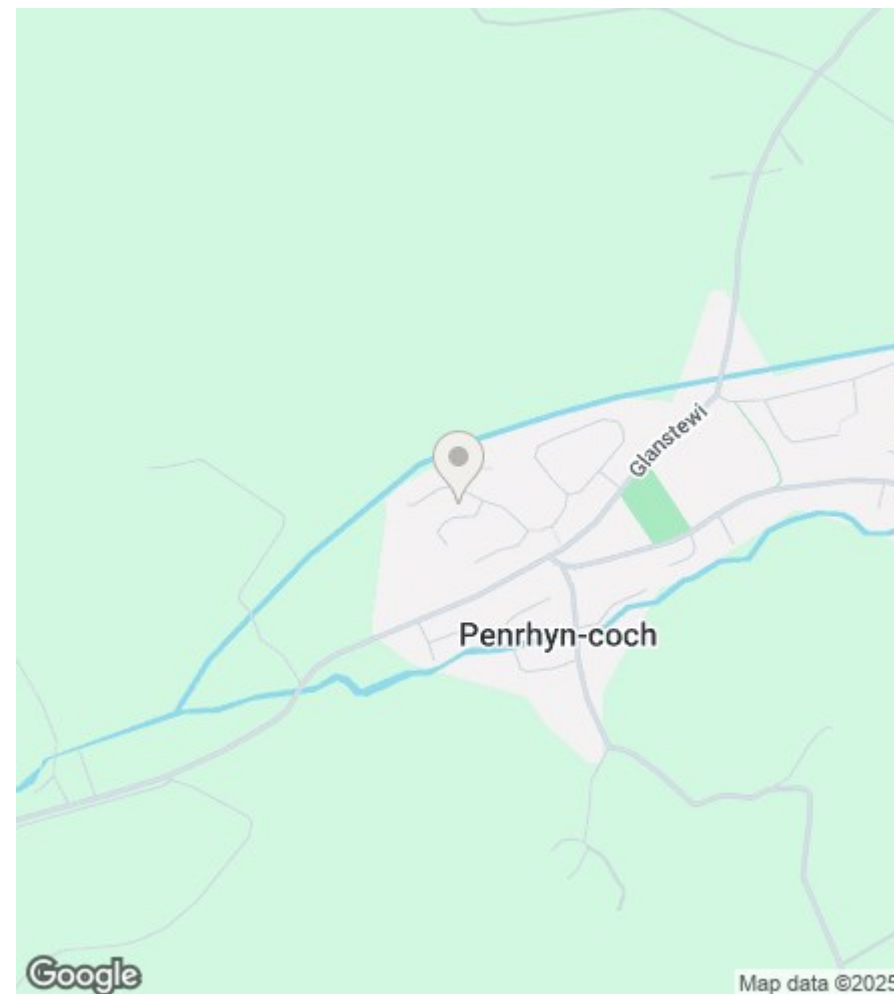
From Aberystwyth take the A487 trunk road North towards Bow Street. Turn right and proceed to the village at Penrhyncoch take the first turning left on to Ger Y Llan, keep left (twice) and the bungalow will be on your left hand side denoted by a For Sale sign.



Total area: approx. 149.3 sq. metres (1607.5 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

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