



**37 Dol Helyg, Penrhyncoch**  
**Aberystwyth Ceredigion SY23 3GZ**  
**Guide price £215,000**



### Situated on a popular residential estate,

A well presented modern semi-detached 3 bed roomed house with spacious rear garden and off street parking

We are pleased to offer for sale this well presented and refurbished property which is well worthy of inspection in order to appreciate the modern recently fitted kitchen and the well laid out family accommodation which is highlighted on the floor plan provided. The property sits on a good sizeable plot which offers space to the fore, side and rear of the property and rear garden provides a decked seating area and lawned garden. The property benefits from double glazing and recently installed oil fired central heating.

Dolhelyg is situated within walking distance of all amenities on offer at Penrhyncoch which include primary school, post office and garage/ general stores. There is a regular bus service to the university and market town of Aberystwyth, which is some 4 miles or so travelling distance on the coast. Aberystwyth is under going considerable re-development along Park Avenue which will lead to more employment opportunities in the retail sector.

### TENURE:

Freehold

### SERVICES:

Mains electricity, water and drainage are connected. Recently fitted oil fired central heating.

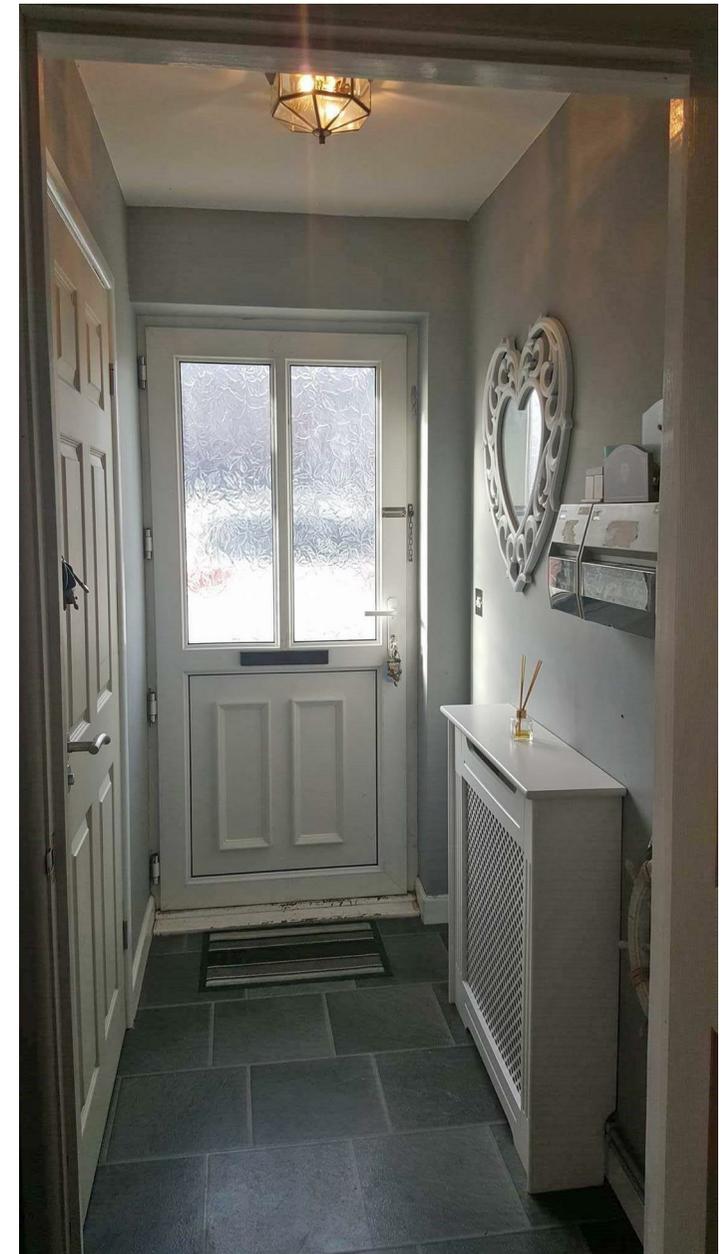
### VIEWING:

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

37 Dolhelyg provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera. There are ample power points and there are BT phone connection and Ethernet connection throughout the property.

### GLAZED FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY



with radiator, fuse box, Thermos control and doors to

## DOWNSTAIRS WC



with wash hand basin and window to fore.

## MODERN KITCHEN

15'8 x 7'6 (4.78m x 2.29m )



Recently installed modern fitted base units with appliance spaces, plumbing for automatic washing machine and dishwasher. 1½ bowl sink unit with mixer tap, work tops over with fitted electric hob, stainless steel splash back and extractor hood. Eye level units (some glazed) with internal fitted LED lights and under lights. NewWorld fitted double oven. Window to fore and radiator. Door to



## LIVING ROOM

15'9 x 16'2 (4.80m x 4.93m )



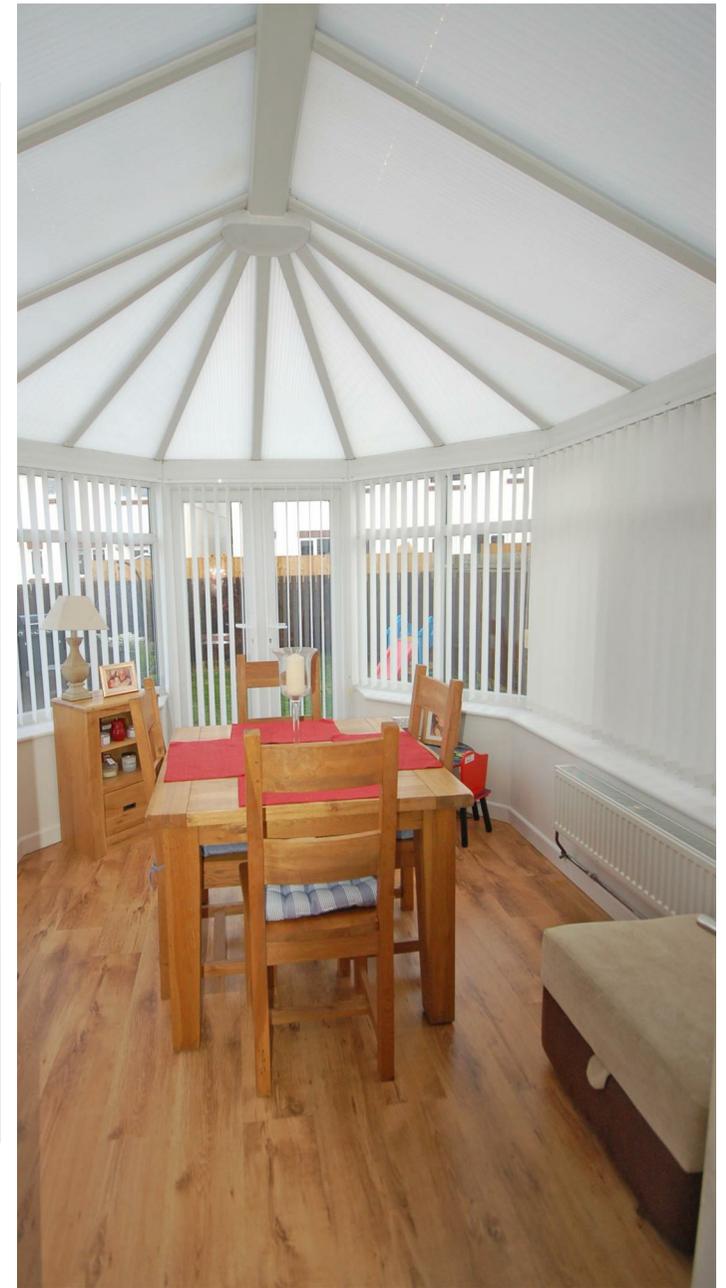
with built in under stairs storage cupboard, laminated oak floor, stairs to first floor accommodation, double panelled radiator, window to rear and double doors to

## CONSERVATORY/ DINING ROOM

9'6 x 13'5 (2.90m x 4.09m )



with radiator and door to garden.



## FIRST FLOOR ACCOMMODATION

### LANDING



with radiator, access to boarded attic space with pull down ladder access and power points. Doors to

## MASTER BEDROOM 1

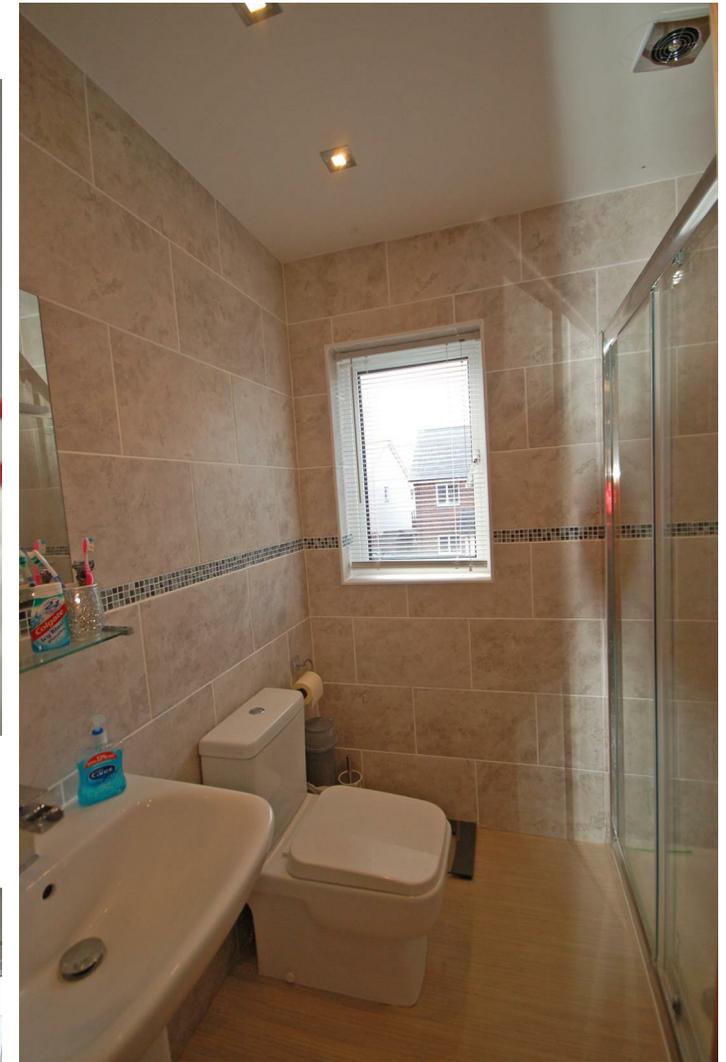
9'6 x 15'9 max dimensions (2.90m x 4.80m max dimensions )



as room being L shaped in nature. Window to fore and radiator. Door to



## ENSUITE SHOWER ROOM



comprising double power shower unit, low level flush wc, pedestal wash hand basin, fully tiled walls, heater towel rail and window to fore

## BEDROOM 2

9'4 x 6'5 (2.84m x 1.96m )



with radiator and window to rear.

## BEDROOM 3

9'6 x 9'13 (2.90m x 2.74m )



with radiator and window to rear.

## BATHROOM

8'6 x 5'6 max dimensions (2.59m x 1.68m max dimensions )



as room being L shaped in nature, comprising panelled bath with mixer tap and shower connection also electric shower over and shower screen. Low level flush wc, free-standing wash hand basin, fully tiled walls and floor. Heater towel rail, mirrored medicine cabinet, large storage cupboard and obscured window to side.



## EXTERNALLY



To the fore of the property there is off street parking, lawned garden area and pedestrian path to front entrance door and to the side of the property leading to the rear.

To the side of the property there is ample space and at present is housing the Worcester oil fired central heating boiler and garden shed. Gated access to

## REAR GARDEN



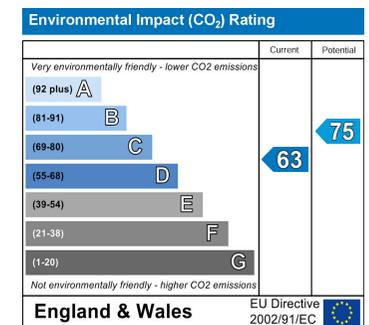
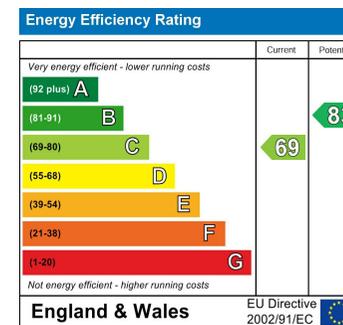
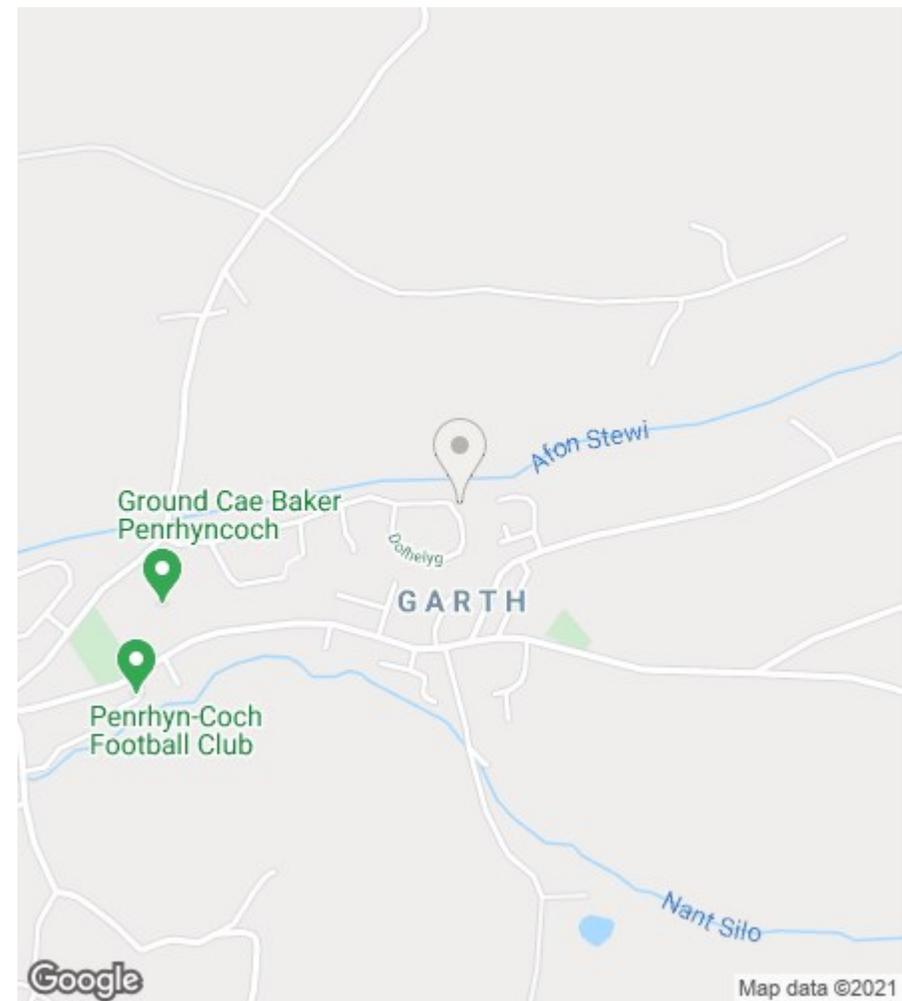
with decked patio/ seating area and spacious lawned garden.

## DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north for approximately 2 miles, turn right proceed over the cross roads towards Penrhyncoch, take the second major turning right at the village to Glanceulan and keep to your left on to Dolhelyg estate where the property 37 Dolhelyg can be seen denoted by a for sale board on your left hand side.

## AGENTS COMMENTS

This property is well worthy of inspection and has been tastefully refurbished to a high standard which prospective purchasers will appreciate during their inspection.



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