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**7 Maes Yr Efail, Penrhynoch
Aberystwyth Ceredigion SY23 3HE**

Guide price £144,950

A terraced 3 bed roomed house situated on a popular estate with pleasant front and rear garden and detached garage. (EER 57)

7 Maes Yr Efail, Penrhyncoch, Aberystwyth, Ceredigion, SY23 3HE

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house situated on a popular estate with pleasant front and rear garden and detached garage.

The popular village of Penrhyncoch is situated some 4 miles or so inland from the university and market town of Aberystwyth. 7 Maes Yr Efail is convenient to all local amenities which are on offer which include post office, general stores, garage and primary school. There is a regular bus service to Aberystwyth, the town having a good range of both social, leisure and educational facilities to cater for the large local and student populations. Also within close proximity to this property is an institute of biological environmental and rural sciences (IBERS) as Plas Gogerddan. There are some superb scenery inland from Penrhyncoch towards Bontgoch, Penbontrhydybeddau, Cwmsymlog and beyond.

This 3 bedroomed house would ideally suit first time buyers and has a pleasant front garden bordering a stream and a large open plan lounge/ dining room

TENURE:

Freehold

SERVICES:

Mains services are connected.

VIEWING:

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

7 Maes Yr Efail provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to first floor accommodation, cloak cupboard housing the electrical metres and door to

LARGE OPEN PLAN LIVING/ DINING ROOM

25'2 x 8'4 min & 13'3 max (7.67m x 2.54m min & 4.04m max)



with picture windows to fore and rear. 2 wall mounted electric panel heaters, tv and telephone points. Door to



KITCHEN

7'7 x 11'4 (2.31m x 3.45m)



comprising base and eye level units with worktops over and appliance spaces. Single drainer stainless steel sink unit, under stairs storage cupboard and cooker point. Door and window to rear. Wall mounted electric panel heater.

FIRST FLOOR ACCOMMODATION

LANDING

with electric panel heater, airing cupboard with copper hot water cylinder and access to roof space. Doors to

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BEDROOM 1

12'5 x 11'9 (3.78m x 3.58m)



with wall mounted electric panel heater, built in double wardrobe and window to rear.

BEDROOM 2

7'7 x 12'7 (2.31m x 3.84m)



with wall mounted electric panel heater, built in wardrobe and window to fore.

BEDROOM 3

8'7 x 7'7 (2.29m x 2.54m)



with wall mounted electric panel heater and window to fore.

BATHROOM

5'4 x 7'1 (1.63m x 2.16m)



comprising pedestal wash hand basin, panelled bath with Triton shower and screen. Obscured window.

SEPARATE WC

EXTERNALLY



Pedestrian access to front entrance door with open plan garden, level and mainly laid to lawn bordering a stream.

Enclosed rear yard with flower borders and access to

DETACHED GARAGE

18' x 8'10 (5.49m x 2.69m)

with up and over door and side door.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north up Penglais up hill for approximately 2 miles before turning right towards Penrhynoch (signposted) proceed over the cross roads towards the village and take the first turning right as you enter the village and bear almost immediately right down the hill and bearing right onto the estate and 7 Maes Yr Efail is denoted by a for sale board on your right hand side.

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