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**24 Y Ddol Fach, Penrhyncoch
Aberystwyth Ceredigion SY23 3NJ**

Guide price £239,950

A well presented 3 bedroomed semi-detached house located in a popular residential village with off road parking and a private garden.

EER - 77
Council Tax - Band C
Tenure - Freehold

24 Y Ddol Fach, Penrhyncoch, Aberystwyth, Ceredigion, SY23 3NJ

FOR SALE BY PRIVATE TREATY

A well presented 3 bedrooomed semi-detached house located in a popular residential village with off road parking and a private garden.

Penrhyncoch is a popular village on the outskirts of Aberystwyth and is convenient to many local amenities which include a post office, garage, general stores and a primary school.

The market town of Aberystwyth is approximately 5 miles travelling distance to the coast and has wide range of amenities such as secondary schools and a leisure centre.

Furthermore Aberystwyth has an excellent range of both local and national retailers in addition to the major employers such as the University, Bronglais hospital and National Library of Wales. There is a regular bus service to the university and market town of Aberystwyth, and a cycling currently in development between Penrhyncoch and Aberystwyth. There is also a train station at the nearby village of Bow Street.

TENURE

Freehold

SERVICES

Newly fitted WOCESTER oil boiler, all mains services are connected, double glazed windows. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band C

VIEWINGS

Strictly by appointment with the joint selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. And Lloyd Herbert & Jones, 10 Chalybeate Street, Aberystwyth. 01970 624328 or sales@lhj-property.co.uk.

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.

24 Y Ddol Fach provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide-angle lens digital camera.

GROUND FLOOR

Front entrance door leading to

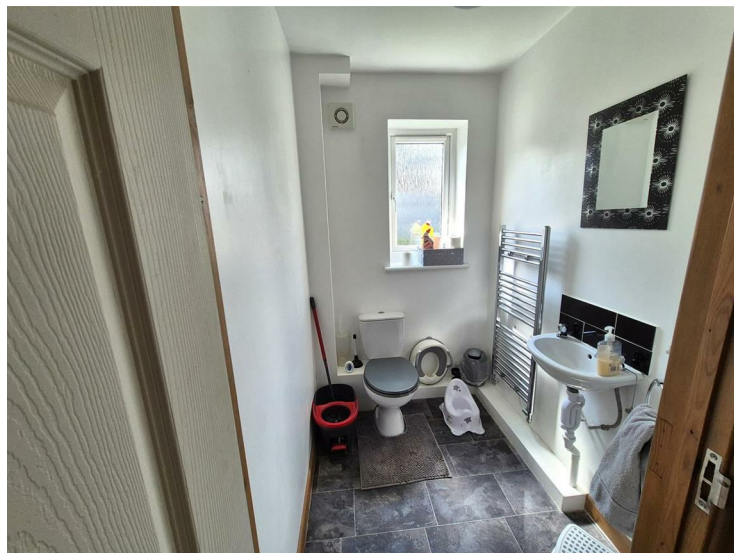
LIVING ROOM

17'3 x 14'3 (5.26m x 4.34m)



With window to fore, radiators, stairs leading to first floor. Door leading to rear hall with understairs storage and doors leading to

WC



Obscured window to rear, WC, Wash handbasin, vinyl flooring, heated towel rail.

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KITCHEN

12'2 x 10'9 max (3.71m x 3.28m max)



Window and obscured door to rear garden area. Stainless steel 1 ½ bowl sink drainer unit. Induction electric hob and oven, base and eye level units, worktops, vinyl flooring, radiator.

LANDING AREA

Window to side, roof access, airing cupboard. Doors leading to

UPSTAIRS BATHROOM



Obscured window to rear, bath with shower head and shower screen. WC, wash hand basin, heated towel rail.

MASTER BEDROOM

14'6 x 10'9 (4.42m x 3.28m)



Window to rear, radiator

BEDROOM 2

11'1 x 10'6 (3.38m x 3.20m)



Window to fore, radiator

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BEDROOM 3

7'9 x 9'1 (2.36m x 2.77m)



Window to fore, radiator.

EXTERNALLY



Private rear garden with patio area, garden shed.

Off road parking for 2 cars.

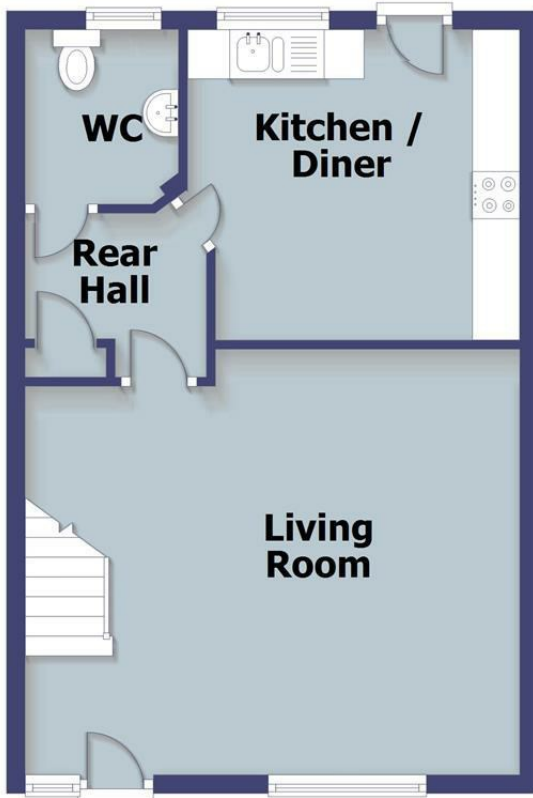
Please note that the road surface in the cul-de-sac of Y Ddol Fach has recently been upgraded.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north up Penglais Hill for approximately 2 miles before turning right to Penrhyncoch (signposted), proceed over the cross roads to the village. Turn right towards the post office and bear left towards the garage. Continue on the road until you reach the village hall and then turn left and continue for a short while before turning left onto Y Ddol Fach estate. Bear right and continue till the end of the Cul-de-sac and 24 Y Ddol Fach is to your left.

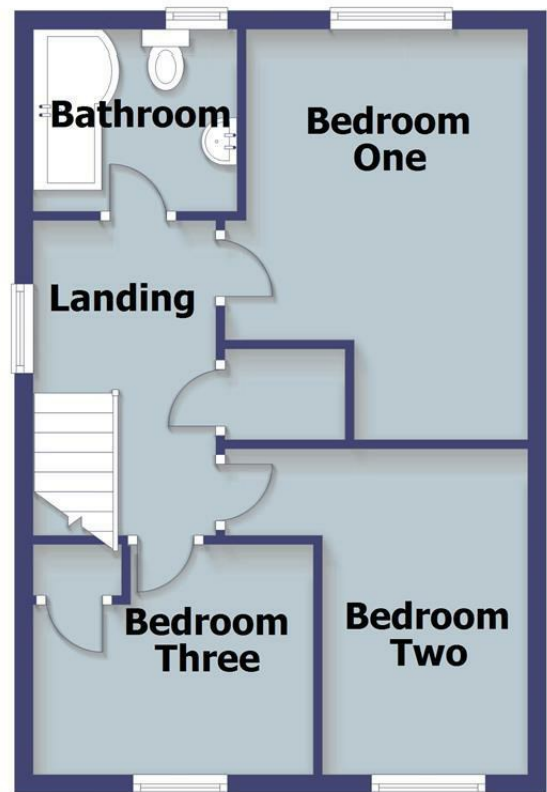
Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 82.3 sq. metres (886.4 sq. feet)

THIS PLAN HAS BEEN PRODUCED BY LLOYD HERBERT & JONES ESTATE AGENTS AND IS INTENDED ONLY FOR PROPERTIES BEING MARKETING BY LLOYD HERBERT & JONES ESTATE AGENTS
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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