



16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
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**29 Penrheidol, Penparcau
Aberystwyth SY23 1QW**

Guide price £190,000

A terraced 2 bedroomed house well located on a quiet cul-de-sac estate on the edge of town.
(EER 69)
TENURE - Freehold
COUNCIL TAX - D

29 Penrheidol, Penparcau, Aberystwyth, SY23 1QW

For Sale By Private Treaty

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29 PENRHEIDOL
PENPARCAU
ABERYSTWYTH
CEREDIGION
SY23 1QW

Penrheidol is a popular residential estate which was developed approximately 40 years ago. The properties are always sought after because they are within walking distance of the town and convenient to local amenities.

29 Penrheidol provides for 2 bedroomed accommodation which would ideally suit first time buyers. There is a vehicular hardstanding to the fore and an enclosed garden to the rear. The property is heated by Haverland electric heaters.

Local amenities at Penparcau include a Post Office, General stores and Primary school. Aberystwyth is this largest town in Ceredigion with a good range of both local and national retailers. The property is also convenient to the major employers which include the Welsh Government offices, University, National Library of Wales and Bronglais hospital.

TENURE

Freehold

SERVICES

All mains' services are connected. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band D

VIEWING

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

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.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

29 Penrheidol provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to first floor accommodation and door to

LIVING ROOM

13'5 x 11'7 (4.09m x 3.53m)



with understairs storage cupboard, Haverland electric heaters, laminated floor and window to fore.

KITCHEN

14'9 x 7'4 (4.50m x 2.24m)



comprising single drainer stainless steel sink unit, base units with appliance spaces and worktops over. Plumbing for automatic washing machine. Eye level units, electric heater, part tiled splashbacks and cooker point. Door and window to rear.

FIRST FLOOR ACCOMMODATION

LANDING

with airing cupboard, access to roof space and doors to

29 Penrheidol, Penparcau, Aberystwyth, SY23 1QW

BEDROOM 1

12'5 x 14'9 max (3.78m x 4.50m max)



with 2 windows to fore, electric heater and laminated floor.

BEDROOM 2

8' x 8'7 (2.44m x 2.62m)

with window to rear, electric heater and laminated floor.

SHOWER ROOM

5'5 x 6'5 (1.65m x 1.96m)



comprising large shower cubicle, wc and wash hand basin. Heated towel rail, obscured window to rear.

EXTERNALLY

Front garden area with vehicular hard standing. Rear enclosed garden with part paved area.

DIRECTIONS

(what3words – bluff.collects.newstand

From Aberystwyth proceed South over Trefechan Bridge. As you enter Penparcau take the first turning left and proceed down the hill. Turn left and No 29 is on the bottom of the estate denoted by a for sale board.



