



**9 Pen Y Cei Felin Y Mor Road, Trefechan
Aberystwyth Ceredigion SY23 1BS**

Guide price £215,000



Enjoying a superb location on the edge of town, A semi detached 2 bedroomed house

Felin Y Mor properties are always sought after and we recommend an early inspection of 9 Pen Y Cei in order to avoid disappointment. The 2 bedroomed property is well presented throughout benefiting from gas fired central heating and double glazing. There is off road parking for 2 vehicles to the fore.

Aberystwyth town centre is within walking distance. The town has a good range of both social, leisure and educational facilities to cater for the large local and student populations. The property is also convenient to major employers such as the University, National Library of Wales and Bronglais Hospital.

TENURE:

Freehold

SERVICES:

All mains services are connected.

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

9 Pen Y Cei provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

HALF GLAZED FRONT ENTRANCE DOOR TO RECEPTION HALLWAY

with stairs to first floor accommodation and door to

LIVING ROOM

12'2 x 14'6 max (3.71m x 4.42m max)



with laminated floor, radiator, under stairs storage cupboard and window to fore. Door to



KITCHEN

8'7 x 12'2 (2.62m x 3.71m)



comprising a range of base units with built in electric cooker and 4 ring gas hob over. Appliance spaces and plumbing for automatic washing machine. Eye level units with extractor fan, part

tiled splashbacks. Single drainer stainless steel sink unit, wall mounted Worcester Gas fired central heating boiler, radiator and laminated floor. Door and window to rear.

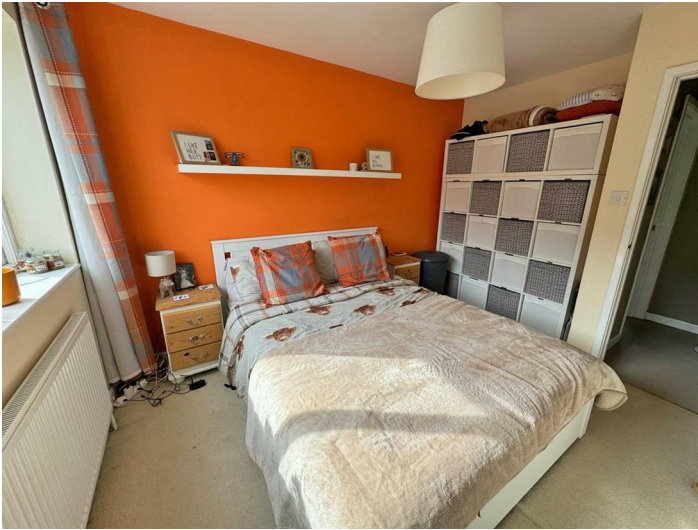
FIRST FLOOR ACCOMMODATION

LANDING

with access to insulated and boarded roof space. Velux window and door to

FRONT BEDROOM 1

9' x 12' (2.74m x 3.66m)



with cupboard, radiator and window to fore.

BEDROOM 2

11'3 x 6'7 (3.43m x 2.01m)



with radiator and window to rear.

BATHROOM

8' x 5' (2.44m x 1.52m)



comprising WC, modern bath with Triton shower and screen. Wash hand basin set in bathroom furniture, part tiled and tiled floor. Extractor fan and obscured window to side.

EXTERNALLY

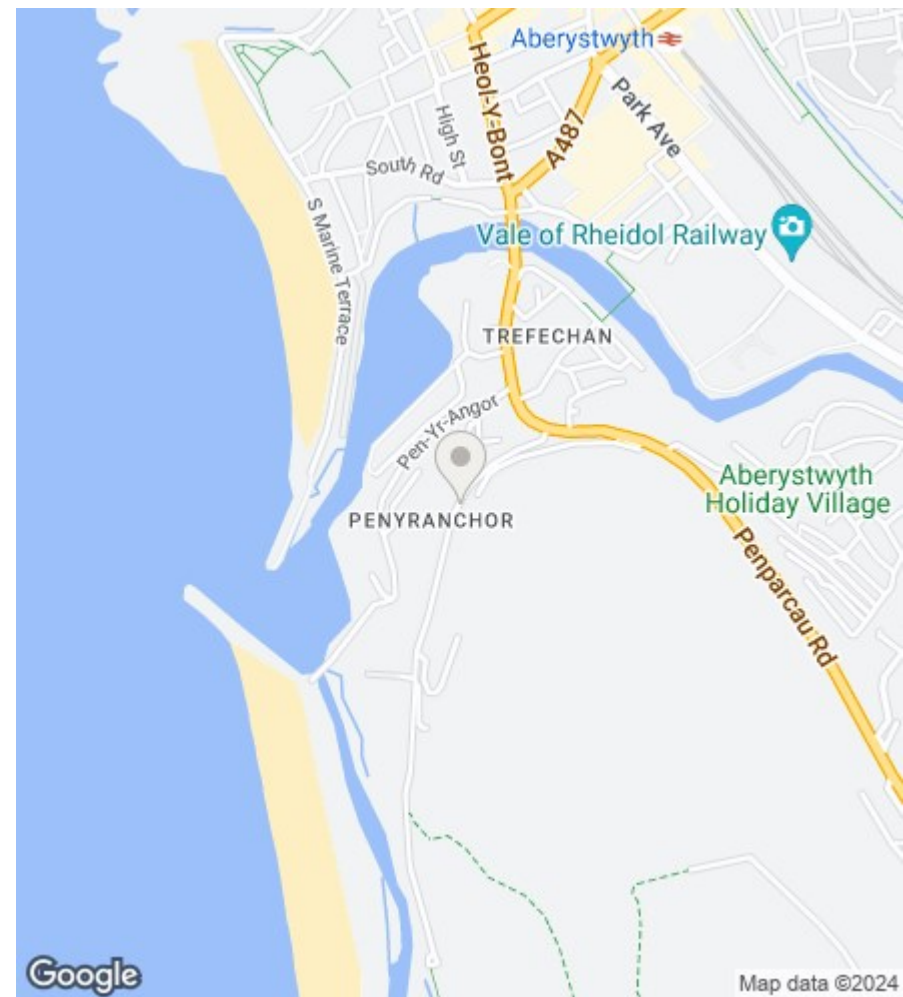


Garden and vehicular hard standing to fore with side pedestrian path leading to the rear garden. Predominately laid to lawn with part paved area, shrubs and garden shed. There are sea views from the top of the old railway embankment.

DIRECTIONS

(OS GRID REF: SN 5817 8094)

From Aberystwyth the main A487 coastal trunk road south out of town over Trefechan Bridge. Turn 2nd right after the Fire Station (also on the right) on to Felin Y Mor and the property is on your right hand side denoted by a for sale board.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com