



6 Glanceulan, Penrhyncoch
Aberystwyth Ceredigion SY23 3HF
Guide price £269,000



A well presented detached 3 bedroomed bungalow with attached garage and attractive rear garden bordering the river Stewi .

Glanceulan is a popular residential estate located within level walking distance of all amenities on offer at Penrhyncoch which include general stores, post office, garage and primary school. There is a regular bus service to the University town of Aberystwyth which is but 4 miles travelling distance on the coast. The town is one of the most important in Mid Wales with a good range of both social, leisure and educational facilities. Aberystwyth has a vibrant student population and is also a popular coastal resort.

6, Glanceulan has been well looked after and benefits from Economy 7 central heating and the windows have been double glazed. There is a pleasant outlook to the rear over open countryside.

TENURE:

Freehold

SERVICES:

Mains electricity, water and drainage.

VIEWING:

Strictly by appointment through the sole selling agents Aled Ellis & Co, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

6 Glanceulan provides for the following accommodation. All room dimension are approximate. All images have been taken with a wide angle lens digital camera. There are ample power points.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

Cloak cupboard and door to

LIVING ROOM

21'3 x 13'8 (6.48m x 4.17m)

with window to fore, French door to side decked area and 2 night storage heaters. Doors to



KITCHEN

10'1 x 9'4 (3.07m x 2.84m)



comprising single drainer stainless steel unit with mixer tap. Base units with appliance spaces, Beko electric cooker, eye level units with extractor fan and cooker point. Tiled splashbacks, night storage heater, window to fore and door to side.

INNER HALLWAY

with airing cupboard and ceiling hatch with ladder access to roofspace. Doors to

BEDROOM 1

8'1 x 11'7 (2.46m x 3.53m)



with night storage heater and window to rear.

WETROOM

8' x 8'3 (2.44m x 2.51m)



comprising WC, wash hand basin, shower with Mira shower and Dimplex heater. Non-slip floor and obscured window to rear.

BEDROOM 2

11'7 x 9'1 (3.53m x 2.77m)



with bedroom furniture, night storage heater and window to rear.

BEDROOM 3

12'4 x 5'3 min (3.76m x 1.60m min)



with mirrored wardrobes extending along one wall, electric heater and window to side.

EXTERNALLY



Level access to front entrance door, front lawns with shrubs. Vehicular hard standing leading to

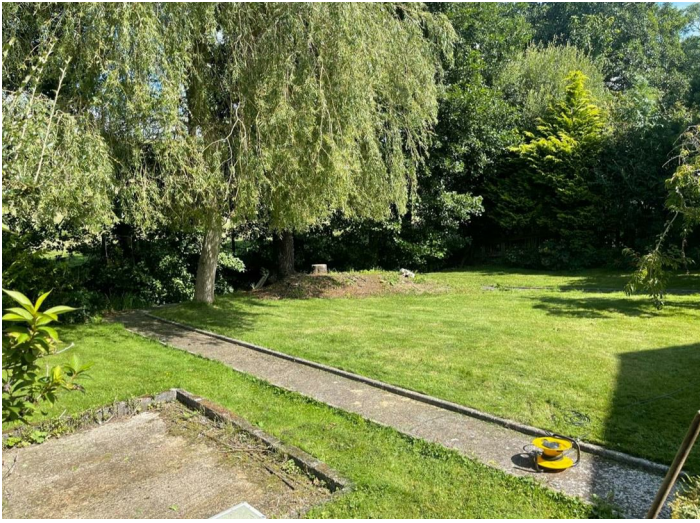
GARAGE

15'7 x 9'2 (4.75m x 2.79m)

With double doors to fore, pedestrian door and window to rear.

Pleasant rear garden predominately laid to lawn with numerous trees and shrubs. Steps leading down to the River Stewi and side decked area.

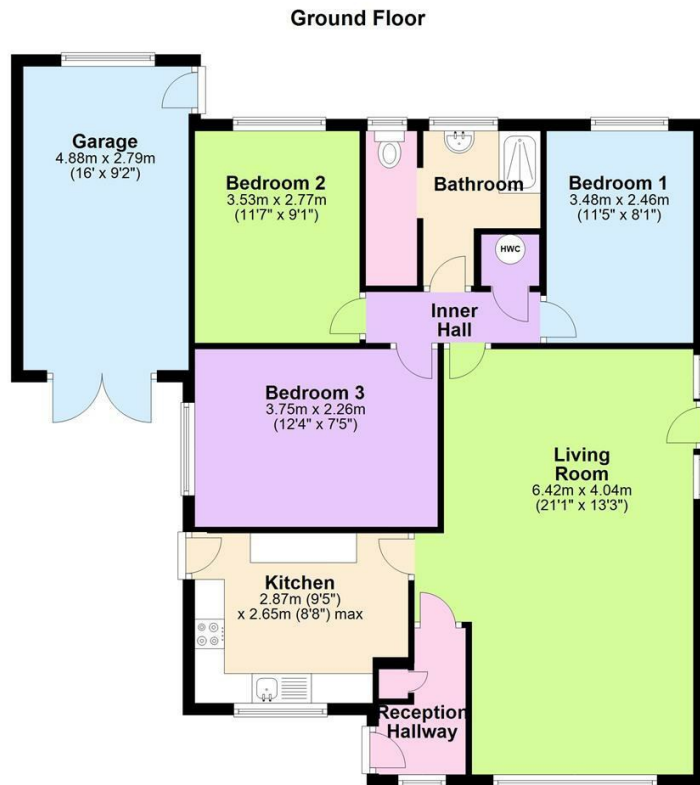




DIRECTIONS

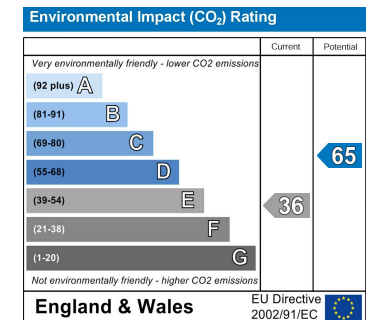
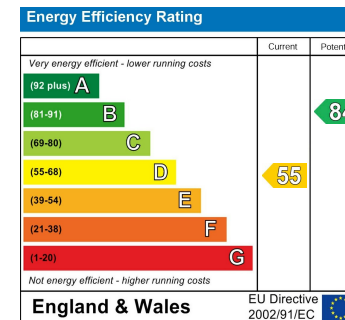
(OS Grid Ref - SN64552 84358)

From Aberystwyth take the A487 coastal trunk road north up Pengalis Hill for approximately 2 miles before turning right to Penrhyncoch (signposted). Proceed over the crossroads to the village. Take the 2ND turning right onto Glanceulan and the bungalow is on your left hand side denoted by a for sale board.



The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

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Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com