



30 Glanceulan, Penrhyncoch
Aberystwyth Ceredigion SY23 3HF
Guide price £145,000



For Sale by Private Treaty

Well-located on the ever-popular Glanceulan estate, an end of terrace 2/3 bedroomed house in need of modernisation.

30 Glanceulan
Penrhyncoch
Aberystwyth
Ceredigion
SY23 3HF

The property subject to obtaining the necessary consents can be extended to the side to incorporate the attached garage.

Glanceulan is within level walking distance all local amenities which include general store garage and primary school. There is a bus service to the university and market town of Aberystwyth which is but 4 miles travelling distance on the coast. The town has a good choice of both local and national retailers in addition to secondary schools. There is also a railway station nearby at Bow Street and soon there will be a cycle path from Penrhyn-coch to Aberystwyth.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Double glazing.

COUNCIL TAX

Band D

VIEWING

Strictly by appointment with the sole selling

agents; Aled Ellis & Co, 16 Terrace Rd,
Aberystwyth. 01970 62 61 60 or
sales@aledellis.com

30 Glanceulan which is in need of refurbishment provides for the following accommodation.

GROUND FLOOR

glazed entrance door to side porch with glazed door to

HALLWAY

with under stairs storage cupboard. Door to

LIVING ROOM

9'7 x 12'8 (2.92m x 3.86m)



with shelving and night storage heater. French doors and window to rear.

KITCHEN

9'3 x 9'7 (2.82m x 2.92m)



compromising single drainer sink unit with mixer tap. Base units with appliance spaces. Eye level units. Plumbing for automatic washing machine. Cooker point and window to side.

INNER HALLWAY

with stairs to first floor accommodation. Door to

SITTING ROOM/ BEDROOM

12'8 x 8' (3.86m x 2.44m)

with window to fore and night storage heater.

FIRST FLOOR ACCOMODATION

LANDING

with night storage heater, access to roof space and door to

BEDROOM 1

9'9 x 12'8 (2.97m x 3.86m)



with window to rear and airing cupboard.

BEDROOM 2

6' min x 9' (1.83m min x 2.74m)



with window to fore.

BATHROOM

5'5 x 6'3 (1.65m x 1.91m)



compromising bath with creda shower, pedestal wash basin, wc, and obscured window to fore.



EXTERNALLY



from side porch. Door to

GARAGE

16'6 x 12'3 max (5.03m x 3.73m max)

with window to side and rear, VP and over door.

Driveway leading to garage with lawned garden to side and fore with shrubs and borders. Garden shed and patio to rear with access to a shared pedestrian path.

DIRECTIONS

WHAT3WORDS: - staked.blotches.afterglow

From Aberystwyth proceed north up Penglais hill for 2 miles before turning right towards Penrhyn-

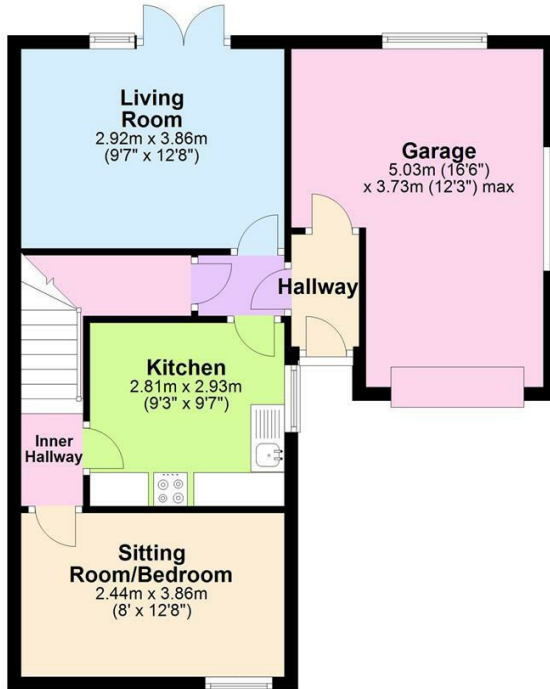
coch (signposted). At Penrhyn-coch take the second turning right (off the Bont Goch Road) to

Glanceulan. Turn immediately right and 30

Glanceulan will be on your right denoted by the For Sale board.

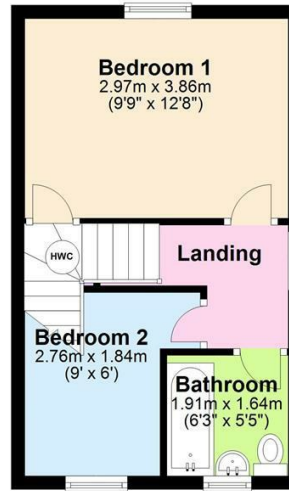
Ground Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 81.7 sq. metres (879.4 sq. feet)

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.

30 Glaceulan, Penrhyncoch



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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