



11 Rhydybont, Penparcau
Aberystwyth Ceredigion SY23 1SR
Guide price £180,000



A well looked after 3 bedroomed terraced house conveniently situated on the edge of the town.

Rhydbont is a popular estate of ex local authority and local authority housing which is but 2 miles from Aberystwyth town centre. Penparcau and Parc Y Llyn are within walking distance providing for local amenities to include Morrisons, Post office and primary school.

There is a bus service near by to Aberystwyth town centre the town having a good range of both social, leisure and educational facilities to cater for the large local and student populations.

11 Rhydybont is well presented throughout. The accommodation is highlighted on the attached floor plan. There are low maintenance gardens to both fore and rear. An early inspection is invited to avoid disappointment.

TENURE:

Freehold

SERVICES:

All main services are connected.

COUNCIL TAX:

Band C

VIEWING:

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

11 Rhydybont provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

PORCH

with double doors and glazed front entrance door to

DINING ROOM

13'1 x 10'2 max (3.99m x 3.10m max)



with electric real flame effect fire with wooden mantel and surround. Radiator, laminated floor, bay window and recess with shelving. Stairs to first floor accommodation.

LIVING ROOM

8'9 x 13'9 (2.67m x 4.19m)



A fireplace with real flame effect electric fire, radiator, laminated floor and Bay window.

MODERN KITCHEN

5'7 x 19'1 (1.70m x 5.82m)



comprising 1½ bowl single drainer sink unit with mixer tap. Range of base units with new electric cooker and 4 ring hob over. Eye level units with stainless steel extractor hood, appliance spaces, under stairs storage cupboard, breakfast bar and tiled splash backs. Door to rear.



REAR PORCH

4'9 x 6'8 (1.45m x 2.03m)

with plumbing for automatic washing machine, base units, tiled floor and radiator. Door to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space, cupboard housing the wall mounted Worcester gas fired central heating boiler. Doors to

BEDROOM 1

10' x 7'3 (3.05m x 2.21m)



with fitted cupboards, radiator and windows to fore.

SHOWER ROOM

8'5 x 5'5 (2.57m x 1.65m)



comprising shower cubicle, wc, pedestal wash hand basin and radiator. Laminated floor and obscured window to rear.

BEDROOM 2

14' x 9' max (4.27m x 2.74m max)



with radiator and window to rear.

BEDROOM 3

10' x 13'2 (3.05m x 4.01m)



with radiator, fitted wardrobes and window to fore.

EXTERNALLY



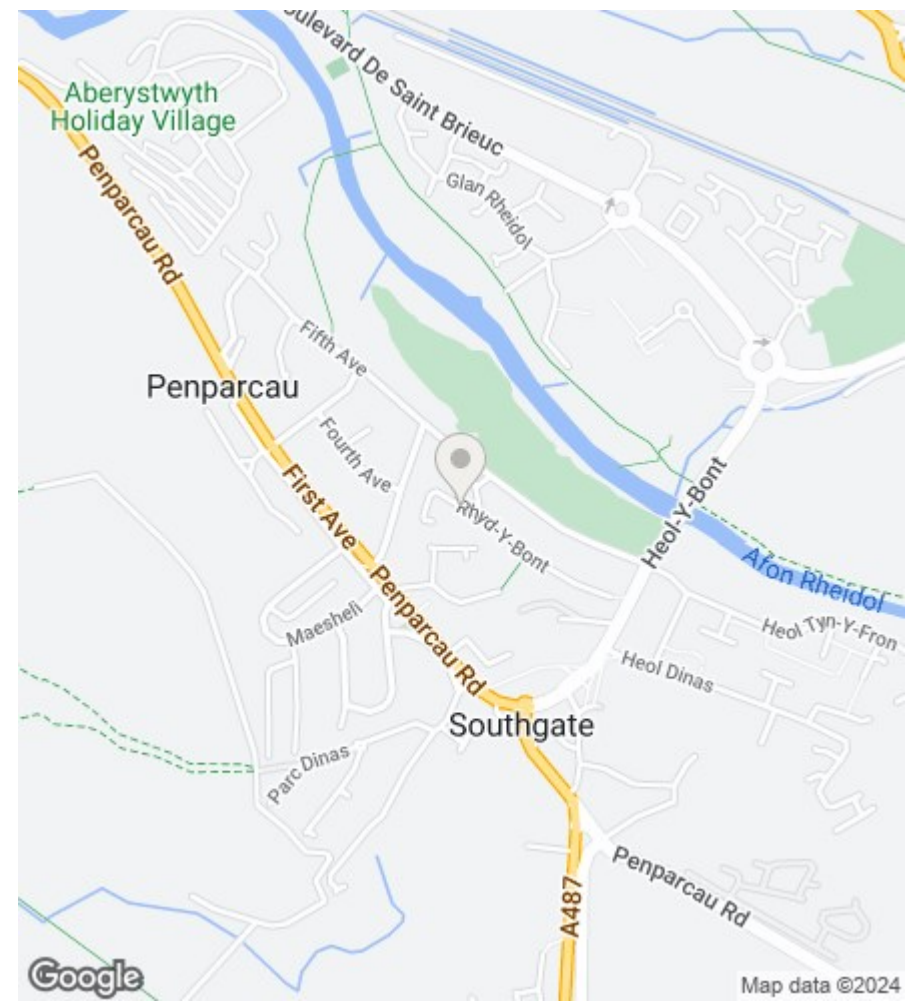
Low maintenance rear terraced garden with shrubs and flower borders. Garden shed. Paved patio areas. Steps to fore with paved garden areas.



DIRECTIONS

From the town centre proceed down Park Avenue towards Morrisons roundabout. Take the 3rd exit and then 1st turning right (bottom of the hill) onto Min Y Ddol. Proceed along Min Y Ddol taking the first turning left onto Rhydybont.

What3words – Revealing.hungry.enable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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