



**Pencae Llanbadarn Road,
Aberystwyth Ceredigion SY23 1HB**
Guide price £240,000



A detached 3 bedroomed bungalow in need of modernisation in an enviable edge of town location overlooking the University playing fields.

The bungalow is approached over a short private driveway off Llanbadarn Road. There is very little garden to the fore but there is room to extend to each side subject to obtaining planning permission. The existing accommodation is highlighted on the attached floor plan. Pencae is in need of updating throughout.

The property is within walking distance of Aberystwyth town centre and also within close proximity to the Leisure Centre, Ysgol Gymraeg, Ysgol Penweddig, the University and Bronglais Hospital.

METHOD OF SALE

We invite Best & Final offers by 12pm Noon on Monday 22nd of April.
Cash Buyers Only.

Tenure

Freehold

Services

All main services are connected.

Viewing

Strictly by appointment through the sole selling agents; Aled Ellis & Co-16 Terrace Road, Aberystwyth (01970) 626160 or email sales@aledellis.com

**BLOCK VIEWING FRIDAY AFTERNOON
PLEASE CONTACT THE OFFICE TO ARRANGE
A BOOKING**

Pencae currently provides for the following

accommodation;
All room dimensions are approximate.

Glazed front entrance door to;

Reception Hallway

Laminated floor Radiator, Cloak Cupboard, Airing Cupboard and access to roof space.

Door to;

Living Room

16'5 x 11'5 (5.00m x 3.48m)



With tiled fireplace with gas fire, Laminate Flooring and radiator. Serving hatch to kitchen and window to fore.

Kitchen/Dining Room

10'1 x 13'9 (3.07m x 4.19m)



Comprising single drainer stainless steel sink unit with mixer tap. A range of base units with electric cooker and 4 Ring Gas Hob over, appliance spaces. Recess cupboard, windows to side, radiator. Part tiled. Door to rear.

Bathroom

13'9 x 5'3 (4.19m x 1.60m)



Comprising bath with Triton shower over and screen. WC, wash handbasin, obscure window to side and radiator.

Bedroom 1

10'4 x 7'4 (3.15m x 2.24m)



With window to rear and radiator

Bedroom 3

11 x 11'5 (3.35m x 3.48m)



With window to fore and radiator

Bedroom 2

8'7 x 13'9 (2.62m x 4.19m)



With window to side and radiator

Externally



Tarmacadam driveway and turning area leading to;

Attached Garage

8'2 x 15'6 (2.49m x 4.72m)

Lawned garden to both sides.
Garden shed

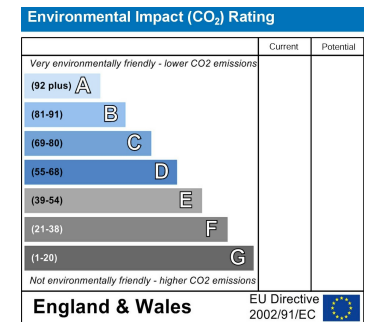
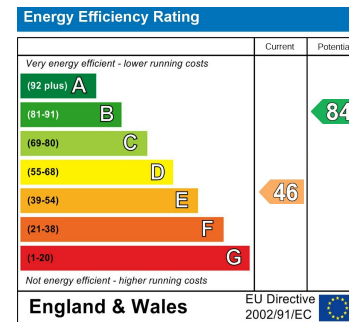


Directions

Grid Reference SN5916981381

From our office proceed north to the bottom of Penglais Hill. Turn right onto the A44 trunk road and the bungalow is the first bungalow on the right immediately after the playing fields.

The property is denoted by a for sale board.



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 Email/E-Bost: sales@aledellis.com