



4 Ger Y Llan, Penrhyncoch
Aberystwyth Ceredigion SY23 3HQ
Guide price £295,000



A large garage linked detached

4 bedroomed bungalow well situated on this popular residential estate.

Ger Y Llan is situated in the heart of the village within a short level walking distance of all local amenities which include general stores, garage and primary school. There is a regular bus service to the University and market town of Aberystwyth which is but 4 miles or so travelling distance on the coast. Aberystwyth has a good range of both local and national retailers as well as major employers such as the University, National library of Wales and the Bronglais hospital.

4 Ger Y Llan provides for a commodious accommodation as highlighted on the attached floor plan. The bungalow is double glazed and is well looked after but in need of some modernisation. Heating is by means of modern night storage heaters and panel heaters. Externally in addition to the garage and driveway there is a well proportioned garden to each side of the property.

TENURE:

Freehold

SERVICES:

Mains electricity, water and drainage are connected.

COUNCIL TAX:

Tax Band

VIEWING:

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

4 Ger Y Llan provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

SIDE ENTRANCE DOOR

with glazed side panel to

RECEPTION HALLWAY

with door to

CLOAK CUPBOARD

housing the electrical meters, night storage heater has access to roof space and airing cupboard. Door to

DINING ROOM

10'7 x 12' (3.23m x 3.66m)



with night storage heater and window to fore. Door to

LIVING ROOM

23'5 x 12'3 (7.14m x 3.73m)



with tiled fireplace 2 night storage heaters, large picture window to side with fine views over Ger Y Llan and open countryside.



KITCHEN

10'6 x 10'8 (3.20m x 3.25m)



comprising single drainer stainless steel sink unit with mixer tap, range of base units with appliance spaces with worktops over. Incorporating a Hotpoint 4 ring hob and double electric oven. Eye level units, plumbing for automatic washing machine, tiled splash back's and cooker point. Door to rear and window to side.

INNER HALLWAY

with doors to

BEDROOM 1

9'8 x 11'8 max (2.95m x 3.56m max)



with slimline heater and window to side.

BEDROOM 2

13'4 x 11'9 (4.06m x 3.58m)



with slimline electric heater and window to side.



BEDROOM 3

13' x 11'3 (3.96m x 3.43m)



with slimline heater and window to side.

BEDROOM 4

7'9 x 10' (2.36m x 3.05m)



with window to rear.

BATHROOM

8'7 x 7'8 max (2.62m x 2.34m max)



comprising shower cubicle with Triton shower, pedestal wash hand basin and bath with mixer tap. Fully tiled walls and obscured window to rear.

SEPARATE WC

with wash handbasin and fully tiled.

EXTERNALLY

Tarmacadam driveway leading to

GARAGE

16' x 9' (approx) (4.88m x 2.74m (approx))

with up and over door.

GARDEN



Level lawn garden to the fore and side with shrubs. Pedestrian path to rear entrance door and rear garden leading to a further large enclosed side garden with numerous shrubs and a summer house. Rear garden gate with access to village amenities.

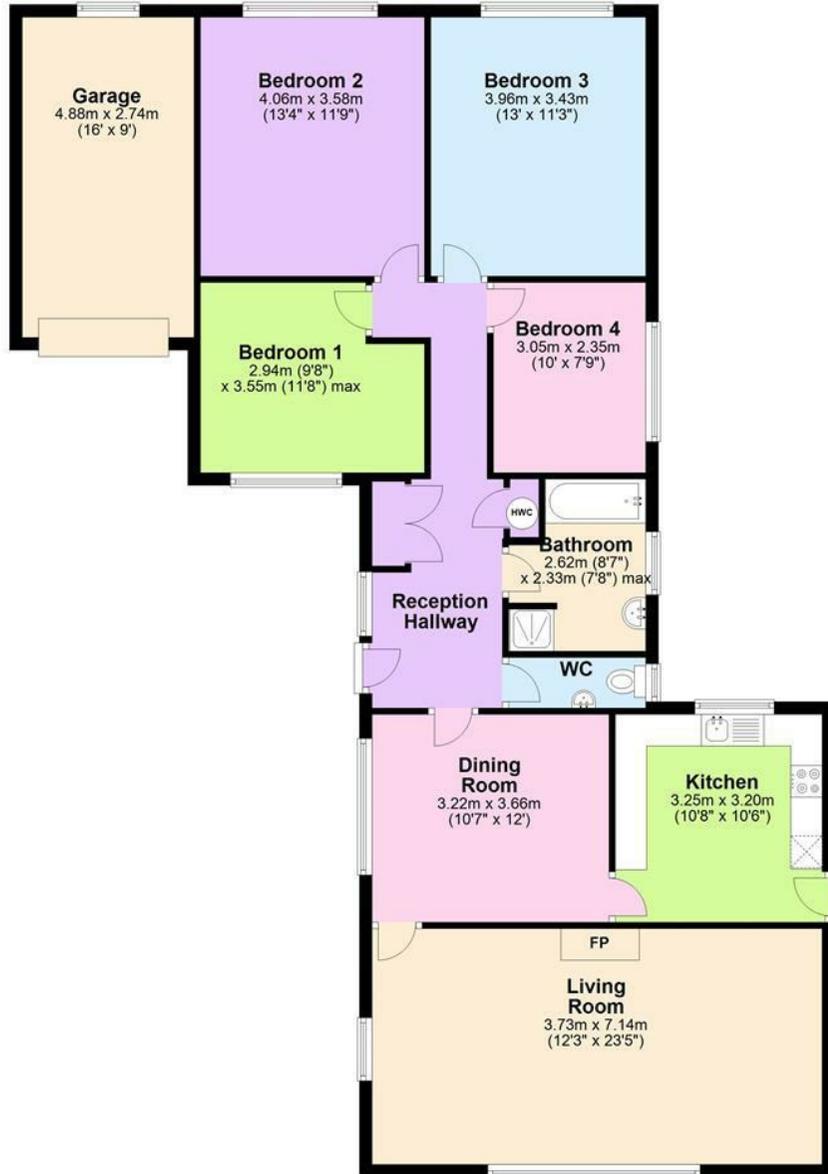
DIRECTIONS

(OS grid reference SN6424484165)

From Aberystwyth take the A487 trunk Road North up Penglais Hill for approximately 2 miles before turning right towards Penrhyncoch (signposted). Proceed over the crossroads at Plas Gogerddan and proceed to the village. In the centre of Penrhyncoch take the first major turning left (near garage) onto the Ger Y Llan estate and turn left and number 4 is the 4th property on your left hand side



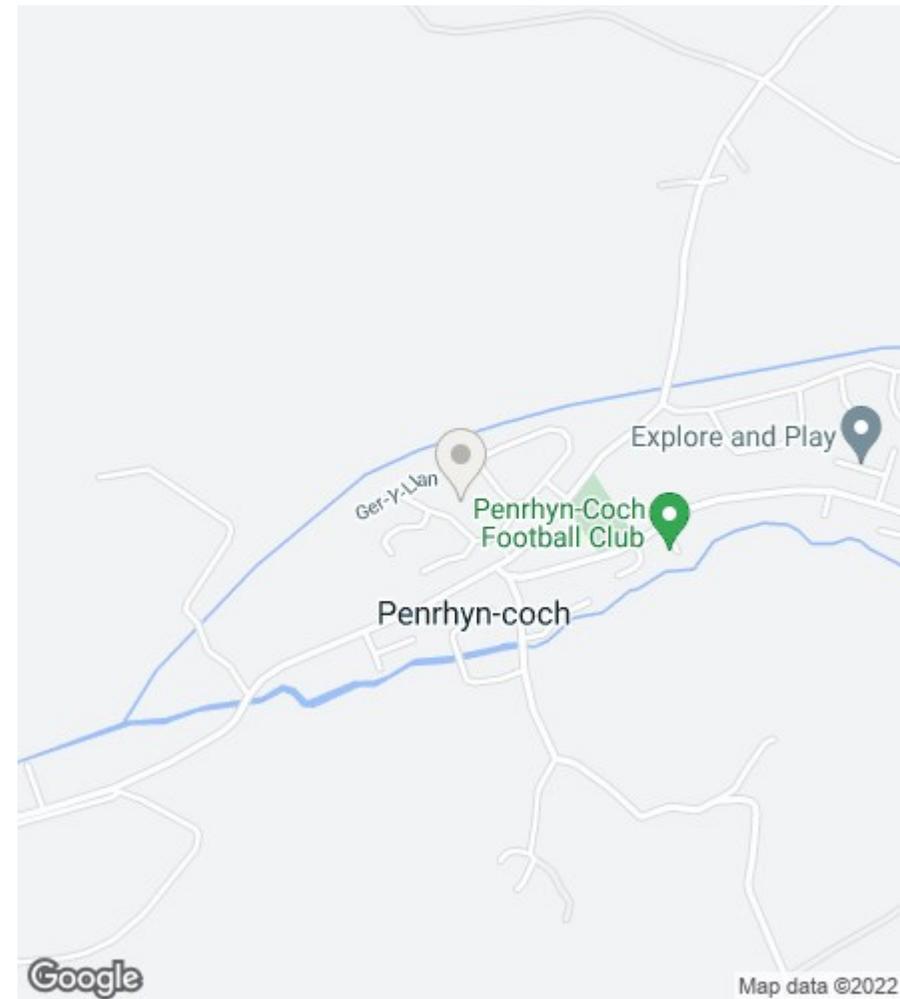
Ground Floor
Approx. 137.3 sq. metres (1478.1 sq. feet)



Total area: approx. 137.3 sq. metres (1478.1 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

4 Ger Y Llan, Penrhyncoch, Aberystwyth



| 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 | | 75 |

| 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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