



48 Heol Tyn-Y-Fron, Penparcau
Aberystwyth Ceredigion SY23 3YB
Guide price £164,950



A well presented modern double glazed and centrally heated 3 bed roomed house.

We are pleased to have received instructions to offer for sale is conveniently situated property which has been well maintained and is well worthy of inspection. The ground floor accommodation comprises of lounge and kitchen/ dining room. On the first floor there are 3 bedrooms and bathroom. The property is double glazed and benefits from gas fired central heating. Externally there is a pleasant rear garden.

The property is convenient to all local amenities at Penparcau and the edge of town department stores at Parc Y Llyn. In addition there is a regular bus service near-by to Aberystwyth town centre which is some 2 miles or so travelling distance. Aberystwyth has a good range of both social, leisure and educational facilities to cater for the large local and student populations. Major employers include the University, Bronglais hospital and National Library of Wales.

TENURE:

Freehold

SERVICES:

Mains services are connected. Gas fired central heating.

VIEWING:

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

48 Heol Tyn Y Fron provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GLAZED FRONT ENTRANCE DOOR AND SIDE PANEL TO

PORCH

with tiled floor, half glazed entrance door and glazed side panel leading to

RECEPTION HALLWAY

with double panelled radiator, telephone point, cloak cupboard, stairs to first floor accommodation and doors to

LIVING ROOM

10'9 x 13'4 (3.28m x 4.06m)



with window to fore and radiator.

KITCHEN/ DINING ROOM

10'1 x 15' (3.07m x 4.57m)



comprising 1½ bowl single drainer sink unit with mixer tap, range of base units with appliance spaces with work tops over and tiled splash-backs. Eye level units some of which are glazed, tiled floor and radiator. Pantry cupboard with shelving. Wall mounted Worcester gas fire central heating boiler, door to rear and door to

REAR PORCH

with plumbing for automatic washing and dryer and door to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space, linen and airing cupboards and doors to

BEDROOM 1

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



with window to fore, telephone point and radiator.

BEDROOM 3

11'9 x 10'3 (3.58m x 3.12m)



with window to rear and radiator.

BEDROOM 2

8'4 x 10'1 (2.54m x 3.07m)



with window to fore and radiator.

BATHROOM

6'9 x 6'6 (2.06m x 1.98m)



Fully tiled with panelled bath with Bristan shower and screen, pedestal wash hand basin and wc. Heated towel rail and radiator.

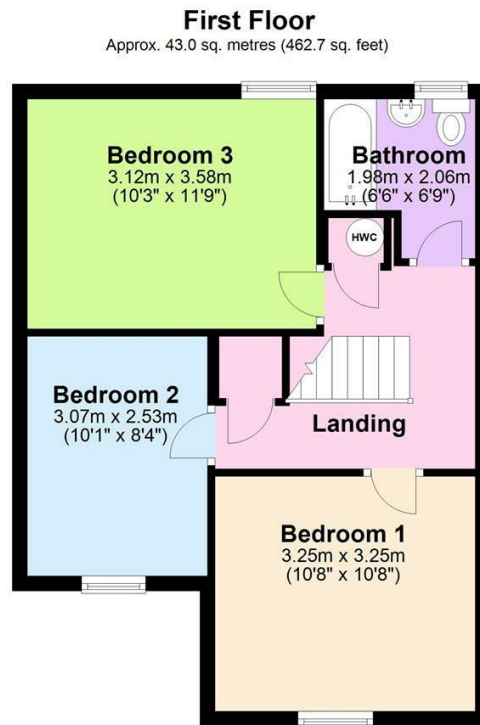
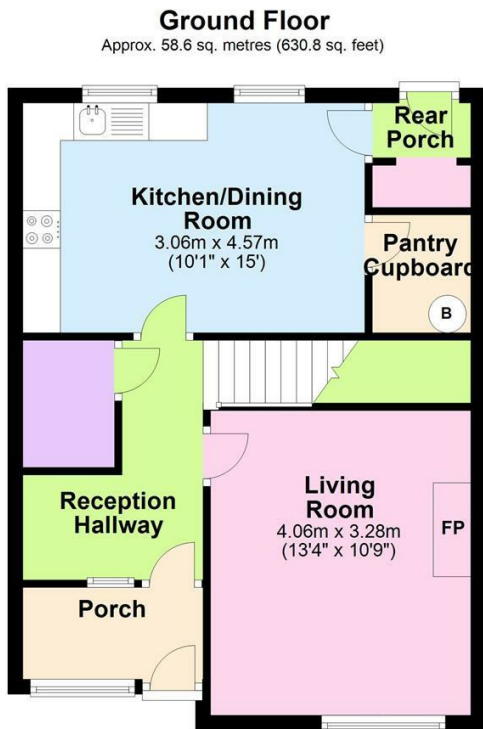
EXTERNALLY



Front garden area. Pleasant rear garden with lawn, garden shed and rear pedestrian access.

DIRECTIONS

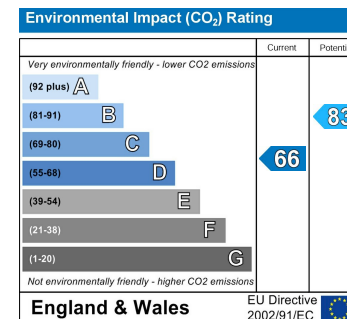
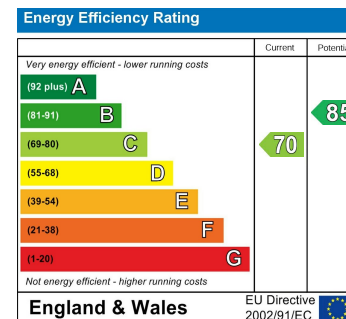
From Aberystwyth town centre proceed down Parc Avenue to Morrisons roundabout, take the 3rd exit south towards Penparcau, turn 1st left on the bottom of the hill onto Heol Tynyfron and 48 is on your right hand side towards the furthest end of the estate.



Total area: approx. 101.6 sq. metres (1093.5 sq. feet)

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

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