



Minffordd , Penrhyncoch
Aberystwyth Ceredigion SY23 3EH
Guide price £245,000



For Sale by Private Treaty

Situated in the heart of the village a traditional detached 3 bedroomed house with attached workshop/garage known as

MINFFORDD
PENRHYNCOCH
ABERYSTWYTH
SY23 3EH

Minffordd is convenient to all local amenities at Penrhyncoch which includes a Primary School, Garage, Public House and General Stores. The property is in good condition throughout and well worthy of inspection.

There is a regular bus service to the University and market town of Aberystwyth which is but 4 miles travelling distance on the Coast. For ease of travel there is also a railway station at Bow Street and a cycle path in the process of being constructed between the village and Aberystwyth.

TENURE

Freehold

COUNCIL TAX

Band D

SERVICES

All mains services are connected. Oil fired central heating. Double glazing. Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING

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

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

We believe Minffordd was once a public house, and the accommodation is highlighted on the attached floor plan. Minffordd provides for all the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

PORCH WITH DOOR TO

RECEPTION HALLWAY

with stairs to first floor accommodation and radiator. Door to

SITTING ROOM

15'9 x 8'9 (4.80m x 2.67m)

with window to fore and radiator. May also be utilised as an additional bedroom.



LIVING ROOM

13'8 x 16'2 (4.17m x 4.93m)

A most attractive fireplace with multi fuel room heating range. Laminated floor, window to fore, exposed beams. Steps to





CELLAR

15' x 8' approx (4.57m x 2.44m approx)

Useful storage.

KITCHEN/DINING ROOM

10'9" x 17'2" (3.28m x 5.23m)

Good range of base and eye level units with STOVES gas fired cooking range. 1½ bowl stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Free-standing oil-fired WORCESTER central heating combi boiler. Tiled floor. Door to rear. Door to



BATHROOM

9'3" x 9'3" (2.82m x 2.82m)

Comprising bath, wash handbasin, WC and shower cubicle. Extractor fan, heated towel rail. Part tiled. Obscured window to rear.





FIRST FLOOR ACCOMMODATION

LANDING

with doors to

DOUBLE BEDROOM 1

8'6 x 16' (2.59m x 4.88m)

With window to fore, radiator and wardrobe.



BEDROOM 2

8'1 x 5'9 (2.46m x 1.75m)

With window to fore.



DOUBLE BEDROOM 3

7'7 x 14' (2.31m x 4.27m)

With window to fore, large airing cupboard, radiator and exposed wooden floor.



EXTERNALLY



Attached workshop/garage. Off street parking together with an enclosed low maintenance garden and patio.



DIRECTIONS

What 3 Words:/// heat.laptops.instincts
From Aberystwyth take the A487 trunk road North for 2 miles before turning right to Penrhynoch (Signposted). At the village, the property is just before the garage on the left hand side just off the T junction.

