**9 Y Gerddi, Blaenplwyf**
**Aberystwyth Ceredigion SY23 4DR**
**Realistically Priced £199,950**

ALED ELLIS

**Well situated on the end of a quiet**
cul-de-sac development, a commodious Architect designed 4 bedroomed house with pleasant garden and vehicular hard-standing.

Our instructions to market 9 Y Gerddi offers potential purchasers the opportunity to acquire a beautifully appointed and immaculately maintained semi-detached house, providing a very comfortable and spacious property, making an ideal family home. The ground floor provides a kitchen and dining/living area, separated by a breakfast bar, and a downstairs cloakroom/wc. There are 3 bedrooms and a bathroom on the 1st floor and a master bedroom with en suite shower and wc on the 2nd floor. Early viewing is highly recommended.

The property is traditionally constructed with painted rendered elevations under a pitched tiled roof.

Y Gerddi is one of the most recent small developments at this popular village being well positioned on a small cul-de-sac, well off the main A487 coastal trunk road. There are limited local amenities at the village to include village shop and places of worship and the university and market town of Aberystwyth is but 5 miles travelling distance to the north. There is a regular bus service from Blaenplwyf to the aforementioned town, the town having a good range of social, leisure and educational facilities to cater for the large local and student populations.

## TENURE
Freehold

## SERVICE
Mains electricity, water and drainage. Oil fired central heating. Fibre broadband connected.

## VIEWING
Strictly by appointment with the Agents, Aled Ellis & Co, 16 Terrace Road, Aberystwyth (01970) 626160 or sales@aledellis.com

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

## STORM PORCH
with part glazed entrance door to

## RECEPTION HALLWAY

with laminated wooden floor, spindle staircase to first floor and radiator. Doors to

## CLOAKROOM/ DOWNSTAIRS WC
with wc, wash hand basin, radiator, wooden floor. Free standing oil fired central heating boiler which provides for central heating and domestic hot water. Window to fore.

## KITCHEN
8'1 x 9'10 (2.46m x 3.00m)

Comprising a range of base and eye level units (2 of which are glazed), single oven and electric hob and extractor hood over. Integrated 1½ bowl sink unit with mixer tap. Tiled floor, breakfast bar facing living room, LED spot lights, space for 3 under counter appliances and plumbing for dishwasher and washing machine. Window to fore.

## DINING/LIVING ROOM
15' x 15'8 (4.57m x 4.78m)

with wooden laminated floor, windows to side and back. French doors to garden. 2 radiators, 2 pendant lights. Small door to under stairs cupboard.

## FIRST FLOOR ACCOMMODATION

### LANDING

with airing cupboard (radiator and 2 slatted shelves), stairs to second floor accommodation and doors to

### BEDROOM 1
11'3 x 8'4 (3.43m x 2.54m)
With window to fore and radiator.

### BEDROOM 2
14'5 x 8'5 (4.39m x 2.57m)
With window to rear and side (fine views over the countryside see picture included) . Radiator.

### BEDROOM 3
6'4 x 8'9 (1.93m x 2.67m )
With window to rear and radiator.

**BATHROOM**
5'6 x 8'3 (1.68m x 2.51m )

Comprising of a modern white suite with mixer shower over the bath, pedestal wash hand basin, wc and radiator. Tiled floor, tiled to water sensitive areas, extractor fan, mirror and light/shaver point. Electrical wiring for electric shower. Window to fore.

**2ND FLOOR ACCOMMODATION**

**MASTER BEDROOM 4**
18'2 x 11'8 (5.54m x 3.56m )

with part sloping ceiling with velux window. Window to side. Radiator. Door to

**ENSUITE SHOWER ROOM**
6'5 x 7'2 (1.96m x 2.18m)

Comprising shower cubicle, wc, pedestal wash hand basin with mirror above and light/shaving point. Tiled floor, radiator, Tiled to water sensitive areas. Velux window to rear.

**EXTERNALLY**
The property is approached off the cul-de-sac estate road to a tarmacadam driveway with off road parking and a small fore garden.

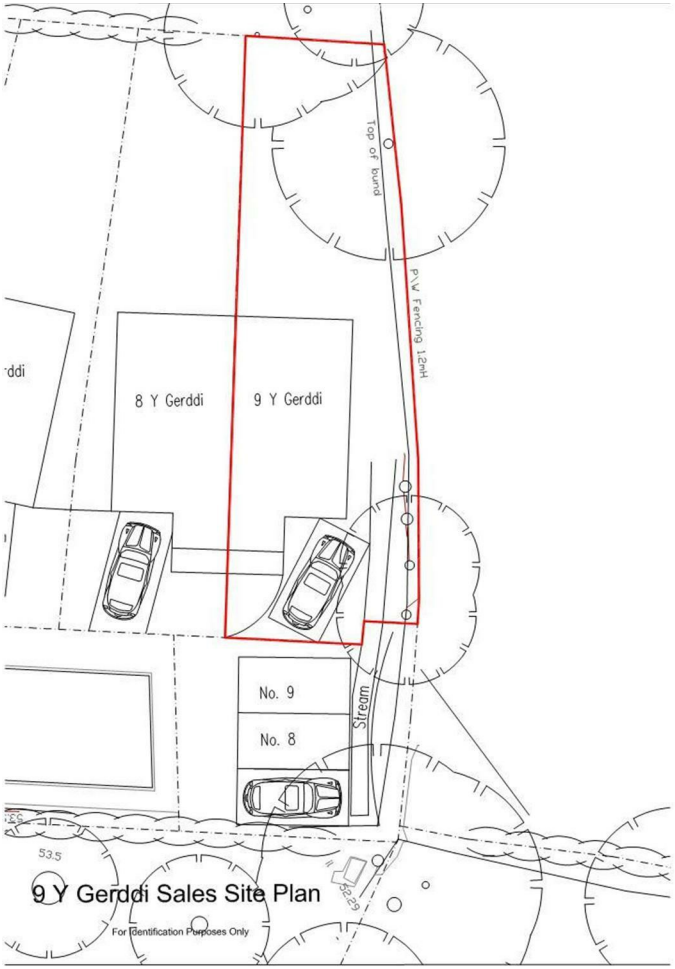
To the rear, an enclosed garden on 2 levels. Timber decking area, shed and oil storage tank. Side access. Timber post and rail boundary fences. Exterior light. Patio area outside french doors. Small stream running alongside property.

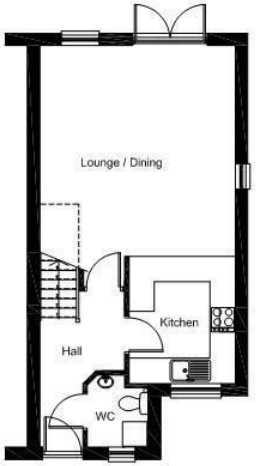
In addition to the garden to the rear, local council run allotments, with allotments available on an annual basis.

## DIRECTIONS

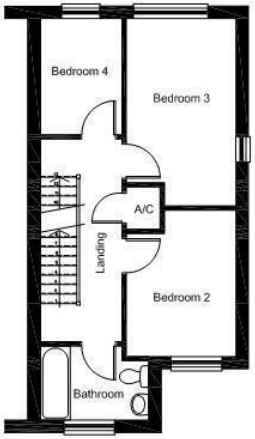
From Aberystwyth, take the A487 trunk road south for 4 miles to Blaenplwyf. Just as you are about to leave the village, turn right into Maes Llanio and take the second right into Y Gerddi and no.9 can be found at the end on the left hand side.

## SITE PLAN

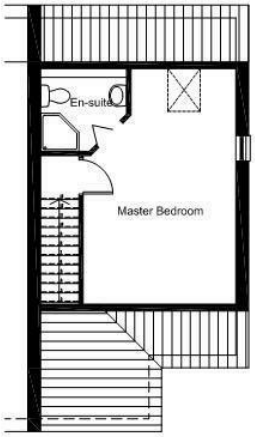





GROUND FLOOR




FIRST FLOOR

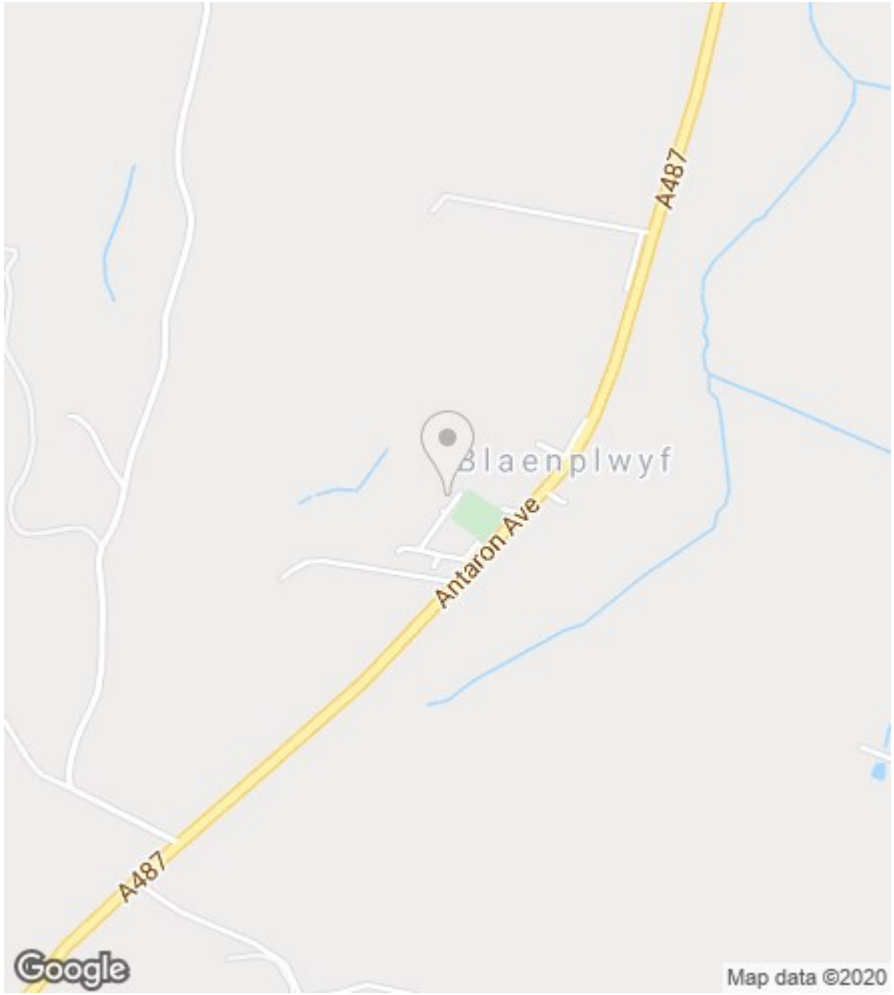


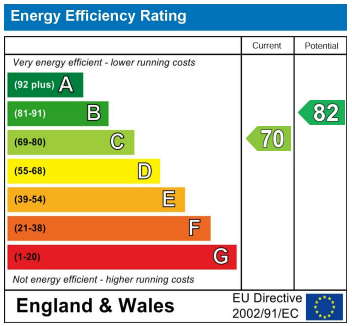

SECOND FLOOR

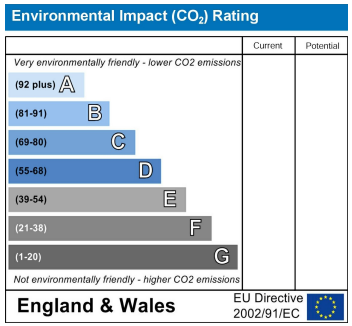
# 9 Y Gerddi

Blaenplwyf, Aberystwyth

Note: This image and the dimensions given are indicative only.

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