



41 Heol Dinas, Penparcau
Aberystwyth Ceredigion SY23 3SB
Guide price £124,950



Situated on a popular estate

a 3 bedroomed terraced house with front and rear garden.

Local amenities are available at Penparcau to include Primary School and local shop. There is a regular bus service available near by to Aberystwyth town centre. Aberystwyth is a thriving university and market town which has undergone considerable redevelopment over recent years. The Parc Y Llyn development is also nearby which has a good range of national retailers to include Morrisons, Halfords and Next.

The property provides for accommodation on the ground floor of a living room, kitchen/dining room and downstairs wc. On the first floor, 3 bedrooms and bathroom. Externally, lawned front and rear garden.

TENURE

Freehold

SERVICES

Mains services are connected.

VIEWING

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

41 Heol Dinas provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

ENTRANCE DOOR TO

RECEPTION HALLWAY

with radiator, stairs to first floor and door to

LIVING ROOM

14'4" x 15'5" (maximum dimensions) (4.38m x 4.7m (maximum dimensions))



With window to fore and radiator.
Door to

KITCHEN/DINING

17'8" x 10'3" (maximum dimensions) (5.39m x 3.14m (maximum dimensions))



Laminate flooring, door to outside porch, window to rear, radiator, base and eye level units with tiled splash backs. Single drained stainless steel sink with mixer tap, appliance spaces. Cooker point.



REAR PORCH

Door to rear and door to

DOWNSTAIRS WC

5'5" x 3'2" (1.67m x 0.99m)

Obscured window to side, radiator, wash hand basin and wc.

FIRST FLOOR ACCOMMODATION

LANDING

With integrated storage cupboards in stairs and radiator

BATHROOM

5'10" x 6'9" (maximum dimensions) (1.78m x 2.07m (maximum dimensions))



Obscured window to rear, wc, wash hand basin, bath with Mira electric shower.

BEDROOM 1

11'6" x 13'6" (maximum dimensions) (3.53m x 4.14m (maximum dimensions))



Window to rear, radiator, built in double wardrobe.

BEDROOM 2

9'10" x 11'8" (3.01m x 3.56m)



Window to fore and radiator.

BEDROOM 3

8'5" x 7'9" (2.57m x 2.38m)



Window to fore, radiator and built in wardrobe.

EXTERNALLY

FRONT

Lawned area to the fore with paved walkway to entrance door.

REAR

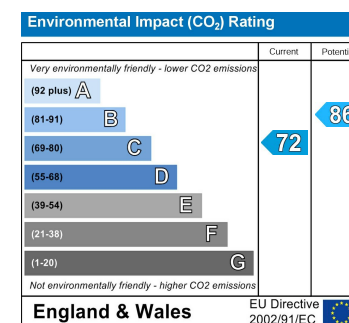
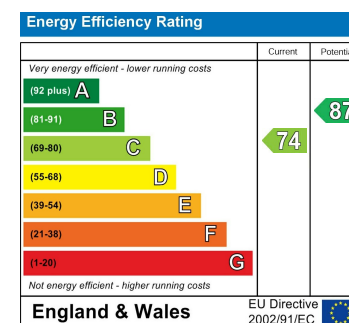
Wooden decking with steps to paved and stone area.

Paved walkway to gated rear access.

DIRECTIONS

From Aberystwyth town centre take the Parc Avenue road down to the Morrisons/ Mc Donalds roundabout, take the third exit south onto the Aberaeron road. Proceed up the hill, taking the left

turn before roundabout (Heol Tynyfron) straight down the road, take last turning left (by wooden fence) follow road around to car parking area. No 41 can be reached down the steps and along the pathway to the left.



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