



**Yr Hen Facws/ The Old Bakery Rheidol Road, Penparcau
Aberystwyth Ceredigion SY23 1RW**

Guide price £210,000



For Sale By Private Treaty/ Ar Werth trwy Gytundeb

A modern detached 3 bedroomed house with integral garage and rear garden known as

Ty 3 llofft modern ar ei ben ei hun gyda garej yn rhan o'r ty a gardd yn y cefn o'r enw

YR HEN FACWS
RHEIDOL ROAD
PENPARCAU
ABERYSTWYTH
CEREDIGION
SY23 1RW

The property is situated in the heart of Penparcau. Convenient to all local amenities which include General stores, post office and primary school. There is a regular bus service to Aberystwyth town centre which is but 1.3 miles or so travelling distance. The town has a good range of both local and national retailers on the high street. The property is also convenient to major employers to include the National Library of Wales, University and Bronglais hospital.

The accommodation comprises of living room, kitchen and downstairs wc on the ground floor with 3 bedrooms and bathroom on the first floor. The integral garage may be converted to additional accommodation subject to obtaining the necessary consents.

Mae'r eiddo wedi'i leoli yng nghanol Penparcau. Mae'n gyfleus i'r holl amwynderau lleol sy'n cynnwys siopau gwerthu pob dim, swyddfa bost ac ysgol gynradd. Mae gwasanaeth bws rheolaidd i

ganol tref Aberystwyth sydd yn llai na 2 filltir i ffwrdd. Yn y dref ceir ystod dda o fanwerthwyr lleol a chenedlaethol ar y stryd fawr. Mae'r eiddo hefyd yn gyfleus i gyflogwyr mawr sy'n cynnwys Llyfrgell Genedlaethol Cymru, y Brifysgol ac Ysbyty Bronglais.

Mae'r eiddo yn cynnwys ystafell fyw, cegin a thy bach ar y llawr gwaelod gyda 3 ystafell wely ac ystafell ymolch ar y llawr cyntaf. Hefyd byddai'n bosib troi'r garej yn lle byw ychwanegol yn amodol ar sicrhau'r caniatâd angenrheidiol.

TENURE/ DALIADAETH

Freehold

Rhydd-ddaliad

SERVICE/ GWASANAETH

All main services are connected.

Mae'r holl brif wasanaethau wedi eu cysylltu.

COUNCIL TAX/ TRETH CYNGOR

Band E

VIEWING/ YMWELD.

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

Trwy apwyntiad yn unig gyda'r asiant gwerthu; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 neu sales@aledellis.com

Yr Hen Facws provides for the following accommodation. All room dimensions are

approximate. All images have been taken with a digital camera.

Yr Hen Facws yn cynnwys yr ystafelloedd canlynol. Mae holl fesuriadau'r ystafelloedd yn fras gywir. Tynnwyd pob llun â chamera digidol.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

DRWS FFYRYNT AR Y LLAWR GWAELOD YN AGOR I'R

LIVING ROOM/ YSTAFELL FYW

14'6 x 10'6 (4.42m x 3.20m)



with stairs to first floor accommodation, radiators, shelving and window to fore.

gyda grisiau i'r llawr cyntaf, rheiddiaduron, silffoedd a ffenestr yn y tu blaen.



DOWNSTAIRS WC/ TY BACH I LAWYR GRISIAU

5'7 x 5'6 (1.70m x 1.68m)



with wash hand basin, radiator, ½ tiled walls and radiator. Obscured window to rear.

gyda basn golchi dwylo, rheiddiadur a waliau wedi eu hanner teilsio. Ffenestr afloyw i'r cefn.

KITCHEN/ CEGIN

14'3 x 9'3 (4.34m x 2.82m)



comprising single drainer stainless steel unit with mixer tap. Base units with fitted electric cooker with 4 ring gas hob, concealed fridge and extractor fan. Eye level units, tiled floor, tiled splashbacks, cooker point, radiator and 2 windows to rear. Door to garage.

yn cynnwys uned sinc gydag un bwrdd draenio a thap cymysgu. Unedau gwaelod gyda phopty trydan wedi ei ffitio a hob nwy gyda 4 cylch, oergell gudd a ffan echdynnu. Unedau wal, llawr teils, teils wal, pwynt stôf, rheiddiadur a 2 ffenest yn edrych dros yr ardd gefn, gyda drws i garej.

GARAGE/ GAREJ

8'9 x 17'8 (2.67m x 5.38m)



door to the front and door to the garden to the rear. Wall mounted gas fired central heating boiler and window to side.

The garage is suitable for conversion to additional accommodation subject to obtaining the necessary consents.

gyda drws codi yn y tu blaen a drws i'r ardd yn y cefn. Boeler gwres canolog nwy ar y wal a ffenestr ar yr ochr. Mae'r garej yn addas i'w droi'n lle byw ychwanegol yn amodol ar sicrhau'r caniatâd angenrheidiol.



FIRST FLOOR ACCOMMODATION

LLAWR CYNTAF

LANDING/ LANDIN

with access to roof space and doors to

Gyda mynediad at ofod yn y to a drysau'n arwain i

BEDROOM 1/ YSTAFELL WELY 1

16'6 x 7'1 max (5.03m x 2.16m max)



with radiator and window with views over Aberystwyth.

gyda rheiddiadur a golygfeydd dros Aberystwyth

BEDROOM 2/ YSTAFELL WELY 2

9'5 x 17'2 (2.87m x 5.23m)



with radiator and window with views over Aberystwyth.

gyda rheiddiadur a golygfeydd dros Aberystwyth.

BEDROOM 3/ YSTAFELL WELY 3

9'5 x 14'2 (2.87m x 4.32m)



with radiator, airing cupboard, radiator and window to side.

gyda rheiddiadur, cwpwrdd storio a ffenestr i'r ochr.



BATHROOM/ YSTAFELL YMOLCH

8'4 x 5'4 max (2.54m x 1.63m max)



comprising bath with mixer tap and shower screen. WC and wash hand basin. Heated towel rail, extractor fan and part tiled.

yn cynnwys bath gyda thap cymysgu, cawod a sgrin. Ty bach a basn ymolchi. Rheilen tywelion wedi ei gwresogi, ffan echdynnu. Mae'r ystafell wedi ei theilsio'n rhannol.

EXTERNALLY/ AR Y TU ALLAN



Pedestrian path to the rear enclosed garden. Limited parking to the fore.

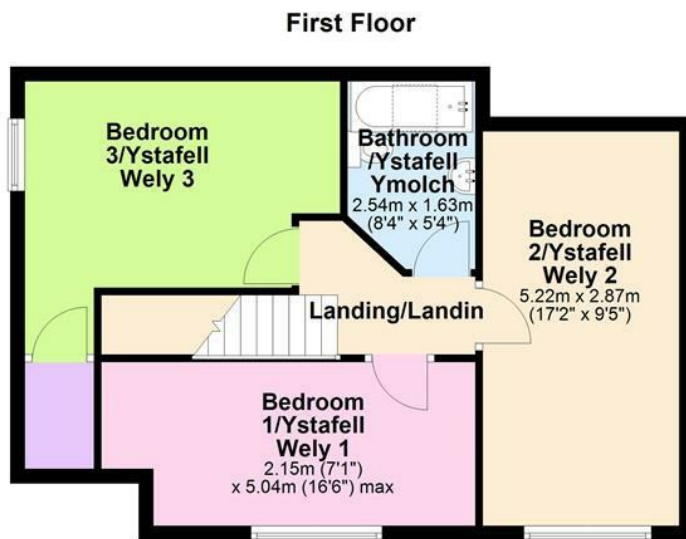
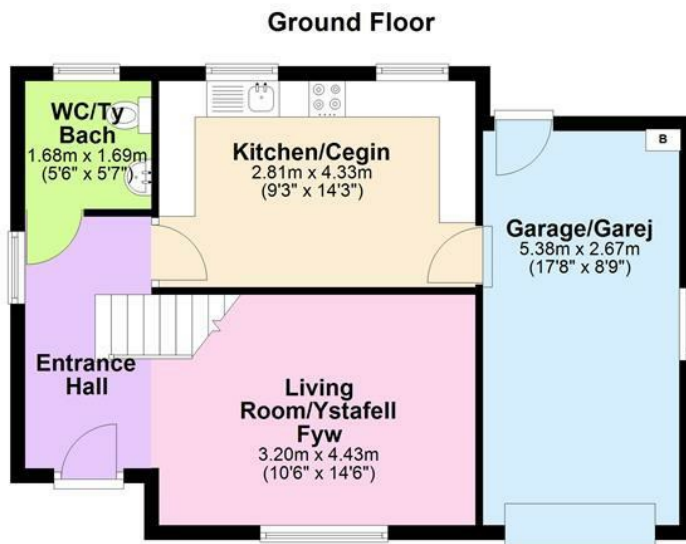
Llwybr troed i'r ardd gefn gaeedig. Lle parcio cyfyng o flaen y ty.



DIRECTIONS/ CYFARWYDDIADAU

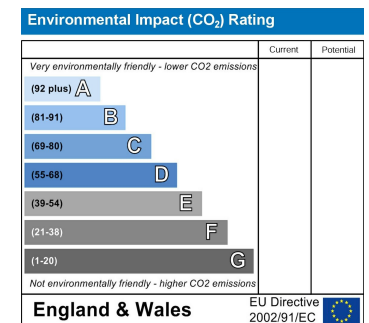
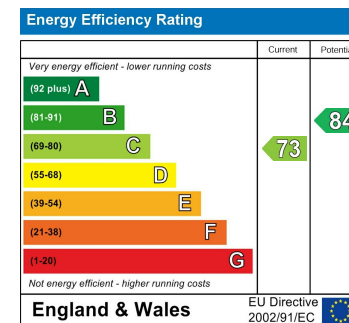
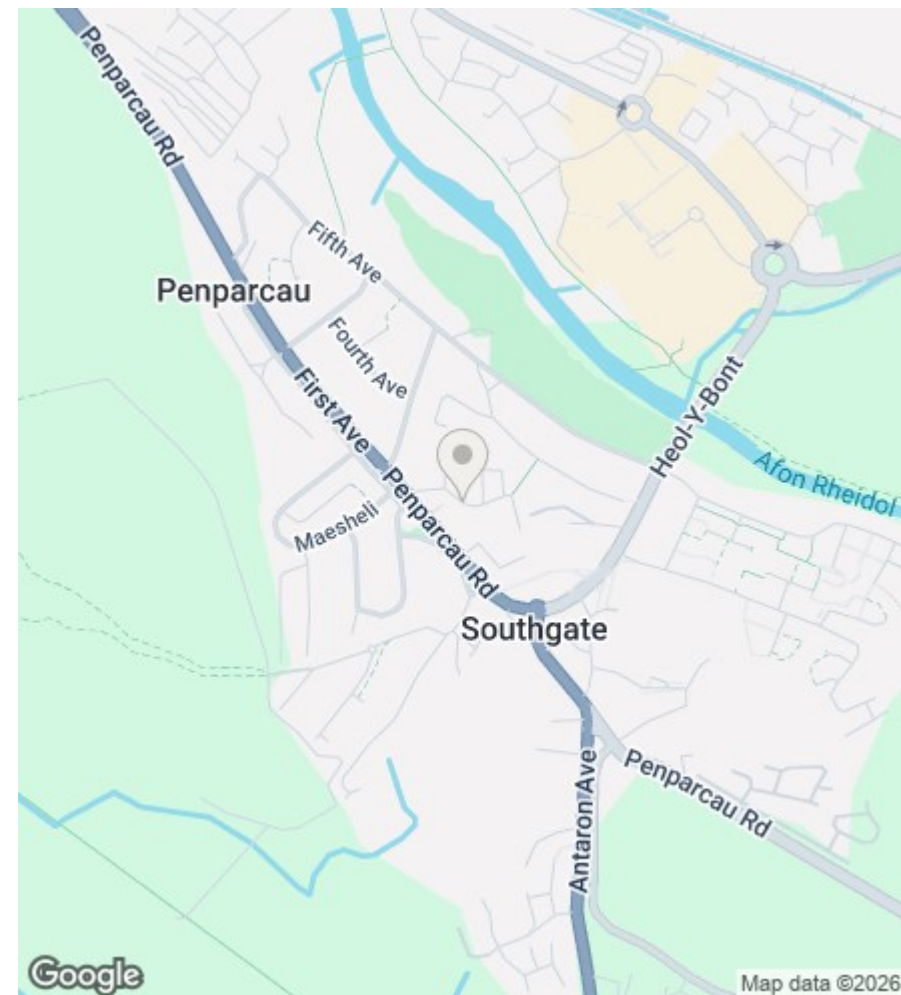
From Aberystwyth take the A487 trunk road south over Trefechan Bridge to Penparcau. Turn left just before the Fish and Chip Shop onto the Rheidol Road and the property is denoted by a for sale board on the right hand side.

O Aberystwyth cymerwch briffordd yr A487 i'r de dros Bont Trefechan i Benbarcau. Trowch i'r chwith cyn cyrraedd y Siop Pysgod a Sglodion i Heol Rheidol ac fe welwch y ty ar y dde gyda'r arwydd Ar Werth.



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Yr Hen Facws, Rheidol Road, Penparcau



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com