



2 Bedroom Semi-detached House well presented with conservatory. South facing rear garden. Central village location.

112 Ger Y Llan Penrhyncoch
Aberystwyth, Ceredigion. SY23 3TR

ASKING PRICE: £219,950
www.iestynleyshon.com



112 Ger Y Llan, Penrhyncoch, Aberystwyth, SY23 3TR

The property offers comfortable and well-planned accommodation, enhanced by a conservatory enjoying views over the rear garden, creating an excellent additional living space. Externally, the house benefits from front and rear gardens, a patio area ideal for outdoor dining and entertaining, together with a useful garden shed. Off-road parking is provided by a private driveway and car port. Presented in excellent decorative order throughout, the property is ready for immediate occupation and would be ideally suited to first-time buyers, those looking to downsize, or purchasers seeking a low-maintenance investment opportunity. Penrhyncoch is a thriving and friendly village community, offering a range of everyday amenities including a village shop and post office, primary school, community centre, sports facilities, and a regular bus service.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The village enjoys a semi-rural setting with attractive surrounding countryside, providing scenic walks and outdoor pursuits while retaining convenient access to nearby towns. The recently opened railway station at Bow Street is within easy reach, offering excellent transport links, while a dedicated cycle path connects Penrhyncoch to Bow Street and beyond. The University town and seaside town of Aberystwyth lies some 5 miles distance. University and seaside town offering an excellent range of shops, cafés, restaurants, leisure facilities, and cultural attractions. The town is home to Aberystwyth University, the National Library of Wales, and an attractive Victorian promenade overlooking Cardigan Bay, together with comprehensive road and rail links, schools, and healthcare facilities.

Ground Floor

Canopy porch with front entrance door leading to:

Hallway

With stairs to first floor. Night storage heater and doors to:

Toilet

With low flush WC. Wash hand basin. Extractor fan.

Kitchen 4.16m x 3.51m

With range of fitted units comprise of three base cupboards two drawer cupboards. Work tops above incorporating single drainer sink with rinse bowl. Cooker control with power point. Four ring ceramic hob. Built in electric oven. Extractor fan. Three twin power points. Door to outside window to front and door to:

Understairs storage.

Lounge 4.50m x 2.75m

With night storage heater. Three twin power points Television point. Coved ceilings. Double patio doors to:

Conservatory 3.26 m x 2.93m

Built of lower brick walls with uPVC double glazed upper parts under a poly carbon roof. door to outside rear garden. Twin power point.

First floor

Approached by easy rise stair case to:

Landing

With access hatch to loft space and doors to:

Rear Bedroom 4.50m x 2.70m

With window to rear with pleasant aspect of rear garden. wall mounted electric heater. Power points. Coved ceiling.

Shower Room

With modern suite comprise of Quadrant shower cubicle with Triton electric shower unit above. Low flush WC. Pedestal wash hand basin. wall mounted fan heater.

Main Bedroom 3.47m x 2.37m

With two windows to front with distant views of the surrounding countryside. Two built in storage cupboards. Two twin power points. Wall mounted electric heater. Coved ceiling.

Airing Cupboard

Housing factory lagged hot water cylinder with electric immersion heater.

Outside

To front open plan lawn garden with tarmac driveway leading to Car port to side. Timber built garden store shed 9'8" x 7'9". To rear South facing lawn garden with ornamental shrubs and flowering borders.

Services

Mains Electric, Water and Drainage. Council Tax Band C.

General

A well-presented two-bedroom semi-detached home, pleasantly located on the popular Ger y Llan residential estate in the heart of Penrhyncoch. Early viewing is recommended to fully appreciate the location, presentation, and lifestyle on offer. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D	39	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

