



2 Bedroom Semi-detached Bungalow in convenient village location.
12 Tan Y Berth, Penrhynoch
Aberystwyth, Ceredigion. SY23 3XH.

ASKING PRICE: £199,950
www.iestynleyshon.com



12 Tan Y Berth, Penrhyncoch, Aberystwyth, SY23 3XH

This well-proportioned, bungalow is situated in the heart of a desirable village, just steps from the local primary school, convenience store, petrol station, church, and social club. Ideal for couples of all age groups, the home offers additional sitting room and a practical, easy-to-use layout. Built in the 1980s by the local authority, the property features traditional brick/block construction with rendered external elevations and a pitched, tiled roof. It occupies a corner plot within a quiet cul-de-sac conveniently located near the primary school. The popular university town and coastal resort of Aberystwyth is just 4 miles away, providing excellent shopping, education, and recreational facilities. This property presents a fantastic opportunity for couples seeking a central village location with all essential amenities close at

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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.

GROUND FLOOR ONLY

The accommodation is arranged on ground floor only and comprise as follows:

Front Porch

Upvc double glazed Central front entrance door leading to:
Porch with door to:

Reception Hall m x m

With doors to:

Lounge 4.00m x 2.90m

With window to front. Fireplace with timber surround, marble back and hearth.
Two twin power points.

Cloak Cupboard m x m

Housing electric consumer unit.

Airing Cupboard m x m

Housing factory lagged hot water cylinder.

Kitchen/Dining Room 4.00 m x 2.70m

With range of fitted base and eye level units, work tops above incorporating single drainer sink with rinse bowl, four ring hob. Window to rear. Double panel radiator. Twin and single power point. Cooker control with power point.

Sitting Room 3.40m x 2.40m

Double panel radiator door to outside rear. Twin power point.

Pantry m x m

Housing wall mounted GRANT oil fired boiler which heats hot water and central heating.

Built in Strage Cupboard. m x m

Bathroom m x m

With panel bath with electric shower unit. Vanity wash hand basin, low flush WC. Panel radiator.

Outside m x m

To front, open front forecourt with pedestrian access to side leading to enclosed garden area mainly patio area.

Services m x m

Mains electric, water and drainage. Oil fired central heating system.

General m x m

The property is ideal for some home improvements which can be carried out to individual taste and requirement. For further detail apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.

m x m

m x

m x m

m x m

m x m

m x m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(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		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

