



A freehold attractive two-bedroom mid-terrace property represents an excellent opportunity to acquire a well-positioned home within a popular and established residential setting. Level walking distance of Aberystwyth
7 Penrheidol Penparcau Aberystwyth, SY23 1QW

ASKING PRICE: £187,500
www.iestynleyshon.com



7 Penrheidol, Penparcau, Aberystwyth, SY23 1QW

The property occupies an appealing position on this popular private residential estate, conveniently situated close to Penparcau and within approximately one mile of the vibrant University town and seaside resort of Aberystwyth. From here, the town centre is within easy, level walking distance, with the attractive St Brie Footbridge providing a pleasant pedestrian route across the River Rheidol. Aberystwyth offers an excellent range of social, educational, recreational and shopping facilities, together with its renowned seafront and promenade. Further everyday shopping is readily available at the nearby Morrisons supermarket, whilst Penparcau itself provides a useful selection of local shops and amenities.

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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 estate comprises a development of similar properties and provides an established and popular residential environment. The house was constructed approximately 35 years ago using traditional cavity wall construction, incorporating an insulated timber-frame inner skin with an outer skin of attractive red facing brick. The main walls support a pitched roof finished with concrete interlocking tiles, whilst the windows are fitted with double glazing. The combination of a convenient residential setting, easy access to the town centre and the wider amenities of Aberystwyth makes this an appealing home, ideally placed for those seeking both everyday convenience and the many attractions of this popular University and coastal town.

Ground Floor

Canopy entrance Porch with front door leading to:

Hallway

With electric meters and consumer unit.. Night storage heater. Stairs to first floor and door to:

Lounge 4.10m x 3.58m

With window to front. Night storage heater. Two twin power points. Understairs storage cupboard. Door to:

Kitchen/Dining Room 4.54m x 2.26m

With window and door to outside rear. Range of fitted units comprise Four base cupboards three drawer cupboards. Five wall cupboards. Work tops above incorporating single drainer sink. Four ring LPG fired hob. Four twin power points cooker control with power point.

First Floor

Approached by easy rise stair case to Landing with doors to:

Bathroom

With panelled bath, Low flush WC. Pedestal wash hand basin. Chromium towel rail. Wall mounted fan heater.

Airing Cupboard.

Housing factory lagged hot water cylinder with electric immersion heater.

Main bedroom 3.75m x 3.60m

With two windows to front with distant views of the Rheidol Valley. Night storage heater. Power points.

rear Bedroom

With window to rear. Night storage heater. Power points.

Outside

To Front: Off street parking area with steps ascending to front. To Rear enjoys a sunny south facing aspect with timber decked area. Lawn garden area with timber built garden shed.

Services

Mains electric, water and drainage. Council Tax Band D

General

With its appealing location, established surroundings and excellent accessibility, we consider this to be a property worthy of early inspection and an excellent opportunity for those seeking a comfortable home within easy reach of all that Aberystwyth has to offer. For further details please apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.

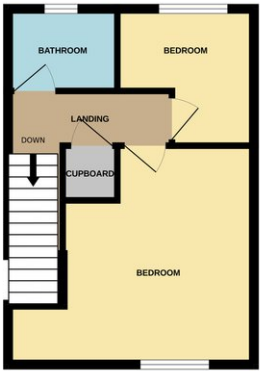
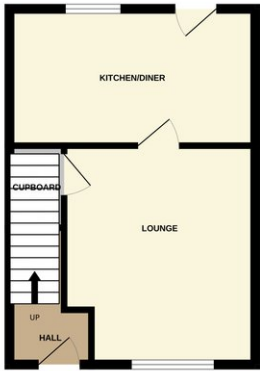


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2024