



Two Bedroom Mid Terraced House  
9 Garth Dinas Penparcau  
Aberystwyth, Ceredigion. SY23 3RZ

ASKING PRICE: £169,950  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 9 Garth Dinas, Penparcau, Aberystwyth, SY23 3RZ

Located in the established and well-regarded residential area of Penparcau, this attractive 2-bedroom property offers well-presented accommodation with the potential to reconfigure into three bedrooms. Penparcau offers a wide range of local amenities and lies just one mile from the university town and coastal resort of Aberystwyth, renowned for its excellent shopping, educational, and leisure facilities. The property is set back from the road, fronting a pedestrian footpath, creating a peaceful setting with reduced through traffic. Constructed in the 1970s by the local housing authority, the house is built of brick and block cavity walls beneath a pitched roof laid with concrete interlocking tiles. The windows have been upgraded to white uPVC double-glazed units, enhancing thermal efficiency and comfort. Internally, the property benefits from a gas-fired central heating system and features a modern fitted kitchen/dining room, ideal for contemporary family living. The current layout provides two spacious bedrooms, with scope to redesign the first floor to incorporate a third bedroom, making this an excellent long-term investment.

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

Upvc front entrance door leading to:

### Reception Hallway

With tile floor. Stairs to first floor and door to:

### Lounge 4.70m x 3.98m

With picture window to front, laminate floor covering, double panel radiator, power point.

### Kitchen/Dining Room 5.59m x 2.70m

With window to rear, range of white fronted kitchen units comprise of 6 wall cupboards, 4 base cupboards, 4 drawer cupboards, integral dishwasher. Worktops above incorporating a single drainer sink, 4 ring gas hob, built in electric oven, 4 twin power point, cooker control with power point, under-stairs storage cupboard, double panel radiator, door to:

### Rear Entrance Hall

With door to outside, wash hand basin with electric hot water heater and door to:

### Toilet

With low flush WC connected to a "Saniflo" system.

### FIRST FLOOR

Approached by easy rise stairs-case to:

### Central Landing

With door to:

### Shower Room

With pedestal wash hand basin, low flush WC, panel radiator. Shower with Triton electric shower unit above. two windows to rear.

### Linen Cupboard

With wall mounted Worcester gas fired boiler which heats hot water and central heating, panel radiator.

### Rear Bedroom 3.63m x 2.92m

With 2 window to rear with distant views of Llanbadarn and the Rheidol Valley, double panel radiator.

### Main Bedroom 4.67m x 3.11m

With 2 windows to front, twin power point, 2 panel radiators, 2 single power point, built in wardrobe.

### Outside

To front, open plan garden area with pedestrian access only. To rear, enclosed yard.

### Services

Mains electric, water, gas and drainage system. Gas fired central heating system. Council Tax Band C

### General

A superb opportunity to acquire a flexible and conveniently located home within easy reach of Aberystwyth town centre. For further details 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	79

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

