



3 Bedroom detached Bungalow
Llys Y Cwm, Garth, Penrhyncoch,
Aberystwyth, Ceredigion. SY23 3TY

ASKING PRICE: £269,950
www.iestynleyshon.com



Llys Y Cwm, Garth, Penrhynoch, Aberystwyth, SY23 3TY.

This 3 bedroom bungalow is ideal for couples or families of all age groups seeking a comfortable accommodation within a popular commuter village of Penrhynoch which offers a comprehensive range of everyday amenities and one of the largest employers in the area available at IBERS, Gogerddan. The university town and seaside resort of Aberystwyth lies some 4 miles distance and offers excellent social, educational and shopping facilities with public transport to all parts. The property was built in c.1990 by a reputable local builder of traditional brick and block cavity wall construction. The external elevations are mainly rendered and painted. The main wall supports a pitched roof laid with concrete interlocking tiles. Windows are of Upvc double glazed casements. This has been built as a low maintenance property.

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

Upvc front entrance door leading to enclosed storm porch with door to:

Lounge 5.23m x 4.13m

Open plan with window to front and side. Feature brick built fireplace surround with electric insert fire. two night storage heaters. Five twin power points. TV point single power point. Double airing cupboard housing factory lagged hot water cylinder with electric immersion heater. Door to:

Kitchen/Breakfast Room 3.78m x 2.74m

With window to front. Fitted units comprise of five base cupboards three drawer cupboards. Worktops above incorporating single drainer stainless steel sink with rinse bowl. Cooker control with power point Two twin power points. Plumbing for automatic washing machine.

Internal Hall

With electric consumer unit. Door to outside and door to:

Bathroom

With Panelled bath with electric shower unit above Pedestal wash hand basin. Low flush WC. Night storage heater wall mounted electric heater.

Bedroom 3.13m x 2.62m

With window to side. Night storage heater. two single power points.

Main Bedroom

With window to rear. Night storage heater. Two single power points, twin power point.

Rear Bedroom 3.78m x 2.78m

With window to rear. Night storage heater. two single power points.

Outside

To front. Vehicular gated entrance drive to front leading to carport and

Garage 4.78m x 2.53m

With up and ove garage door. Power and lights.

Services

Mains electric water and drainage. Partial heating system by way of electric night storage heaters. Telephone subject to terms and conditions. Council Tax Band

General

This individually build detached bungalow offers good size rooms ideal for couples or families of all age groups. For further information contact lestyn Leyshon Estate Agents on 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		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		