



3 Bedroom Semi-detached House  
2 Tangelli Cnwch Coch  
Aberystwyth, Ceredigion. SY23 4LQ

ASKING PRICE: £185,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 2 Tangelli, Cnwch Coch, Aberystwyth, Ceredigion.SY23 4LQ

The property is situated in the village of Cnwch Coch which lies some 8 miles distance of the University town and seaside resort of Aberystwyth which offers excellent educational, social and shopping facilities with public transport to all parts. The neighbouring village of Llanfihangel-y-Creuddyn lies some 1 mile distance and offers a primary school, place of worship and a public house. The property was built some 15 years ago of traditional concrete block cavity wall construction with roughcast rendered external elevation. The main walls support a pitched roof laid with tiles. Windows are of upvc double glazed casement type.

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

The accommodation is arranged as follows:  
Canopy front entrance porch with upvc door into:

### Hall

With panel radiator and stairs to first floor and door to:

### Toilet

Low flush WC, pedestal wash hand basin and electric consumer units.

### Kitchen 4.08m x 3.52m

With range of fitted units comprises of 4 base cupboards, 3 drawer cupboards, 2 wall cupboards, "Belfast" sink, worktops above incorporating 4 ring electric hob, built in electric oven, plumbing for automatic washing machine, cooker control with power point, 3 twin power points, double panel radiator, understairs storage cupboard, door to outside, tiled floor and door to:

### Lounge 4.50m x 3.18m

With double "French" door to the outside rear, another window to rear, double panel radiator, 3 twin power points, telephone point and tv point.

## FIRST FLOOR

Approached by easy rise staircase to:

### Central landing

With twin power point and door to:

### Bathroom

Panel bath with shower unit above, low flush wc, pedestal wash hand basin, double panel radiator, extractor fan.

### Rear Bedroom 3.28m x 2.52m

With window to rear, 2 twin power points, oak floor covering.

### Airing cupboard

Housing "Santan Premier Plus" hot water cylinder with pressure cylinder, "Aztec" electric boiler, electric programmer for central heating.

### Front Bedroom 3.12m x 3.35m

With window to front, 2 twin power points, built in wardrobe, double panel radiator.

### Front landing

With stairs leading to:

### Main Bedroom 4.50m x 4.40m

Within the attic space. Velux window to rear, double panel radiator, 2 twin power points, BT extension point, TV point, access hatch to eaves storage space.

### Outside

To front, a shared tarmac driveway leading to front parking space. Pedestrian side access path leading to rear garden which is mainly laid to lawn.

### Services

Mains electric and water, private drainage system, electric heating system.

### General

The property was found in satisfactory condition throughout. During the inspection we note that there was damage caused by a leaking shower which has damaged the ceiling in the lounge area which now requires repair. For further information please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing



