



3 Bedroom detached Bungalow
54 Ger Y Llan Penrhynoch
Aberystwyth, Ceredigion. SY23 3HQ

ASKING PRICE: £285,000
www.iestynleyshon.com



54 Ger Y Llan, Penrhyncoch, Aberystwyth, SY23 3HQ

The bungalow is conveniently situated in the village of Penrhyncoch a pleasant residential locality, which has developed into one of the most favoured villages near Aberystwyth. Nearby amenities include a Place of Worship, Post Office and general stores, a petrol filling station, Primary School and Social Club. The IBERS at Plas Gogerddan is also within easy reach. Additionally, a regular bus service to and from Aberystwyth (4 miles) provides access to excellent social, educational, and shopping facilities. The construction of the bungalow features concrete block walls with all elevations rough-cast rendered. The roof is pitched and laid with interlocking concrete tiles. The property has been well maintained with Upvc double glazed windows and doors and Upvc fascias and soffits.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585 hello@iestynleyshon.com

www.iestynleyshon.com

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 double glazed front entrance door to:

Inner Porch

With Upvc double glazed door to:

Hallway

With electric meters and consumer units. Door to:

Lounge/Dining Room 6.00m x 5.00m

With picture window to front. Solid fuel stove fire. Night storage heaters. Three twin power points. television point. Door to:

Kitchen/Breakfast Room 4.50m x 3.76m

With range of base units and drawer cupboards. Wall cupboards. Work tops housing single drainer stainless steel sink with rinse bowl. Plumbing for automatic washing machine Five twin power points. Door to:

Side Entrance Porch

Built of Upvc double glazed units with door to outside:

Internal Hall

With power point and door to:

Bathroom

With white colour suite comprise of panel bath with Triton electric shower unit above. Vanity wash hand basin. Low flush WC. Chromium electric towel rail. Extractor fan.

Rear Bedroom 3.43m x 3.38m

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

Main Bedroom 3.45m x 3.77m

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

Airing Cupboard.

Housing hot water cylinder with electric immersion heater.

Bedroom 3.70m x 3.08m

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

Outside

To front: Ornamental trees and flower borders. Tarmacadam driveway offering off street parking for 3-4 cars leading to:

Garage 2.20m x 5.20m

With up and over garage door. Power and lights. Pedestrian door to outside rear.

Rear Garden

Enclosed rear garden mainly laid to lawn with cultivated borders ideal for planting flower or shrubs.

Services

Mains electric, Water and drainage. Heating by way of electric night storage heaters. Council tax Band ?

General

This is an excellent opportunity of purchasing a good size bungalow ideal for families or the retired. Popular residential estate on level site. For further information please contact lestyn 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			83
(69-80) C			
(55-68) D			
(39-54) E		46	
(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			55
(39-54) E			
(21-38) F			
(1-20) G		20	
Not environmentally friendly - higher CO ₂ emissions			

