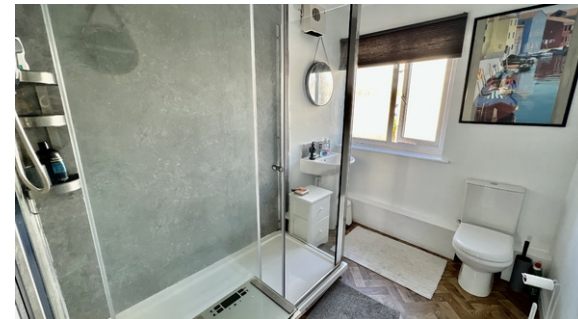




3 Bedroom modern Terraced House
6 Y Ddol Fach Penrhyncoch
Aberystwyth, Ceredigion. SY23 3NJ

ASKING PRICE: £210,000
www.iestynleyshon.com



6 Y Ddol Fach, Penrhyncoch, Aberystwyth, Ceredigion SY23 3NJ

This modern 3-bedroom mid-terrace house built circa 2000 by a reputable local builder, offers a perfect balance of comfort and practicality in the popular commuter village of Penrhyncoch. Ideal for couples or families of all ages, this low-maintenance property is situated just 4 miles from the university town and seaside resort of Aberystwyth, which offers excellent social, educational, and shopping amenities, along with public transport links to all areas. Penrhyncoch is a thriving and well-served village offering a comprehensive range of amenities for residents. These include a village shop and post office, a primary school, and a community hall hosting regular events and activities. For sports enthusiasts, there is a local football club and recreational facilities. The village is also home to IBERS, Gogerddan, one of the

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.

largest employers in the area, making it a convenient location for professionals working locally. With its close-knit community and easy access to Aberystwyth, Penrhynoch offers the perfect blend of rural charm and modern convenience. The property is built of traditional cavity walls, constructed of an internal skin of insulated timber frame with an external skin of brick/block work with part rendered external elevations. The pitched roof is laid with concrete interlocking tiles, and the windows are fitted with UPVC double-glazed casements, ensuring durability and minimal upkeep.

Ground Floor

Upvc front entrance door leading to:

Hallway

With glazed door leading to:

Open Plan Lounge 4.98m x 4.03m

With sliding patio door to front. Staircase to first floor. Two twin power points. Television point. Door to:

Kitchen/Dining Room 4.98m x 2.53m

With range of fitted units comprise of Five base cupboards. Three drawer cupboards. Five wall cupboards. Work tops above incorporating single drainer sink. Four ring electric hob. Built in electric oven. Five twin power points. Door to outside rear.

First Floor

Approached by easy rise staircase to central landing with doors to:

Rear Bedroom 2.86m x 2.53m

With window to rear. Two twin power points High level single power point and T.V. point.

Main Bedroom 3.00 m x 2.54m

With window to front. Two twin power points High level single power point and T.V. point.

Airing Cupboard

Housing factory lagged copper hot water cylinder with electric immersion heater.

Front Bedroom 3.00m x 2.34m

With window to front. Two twin power points High level twin power point and T.V. point.

Shower Room

With Shower cubicle with electric shower unit. Pedestal wash hand basin. Low flush WC Wall mounted fan heater Chromium towel radiator.

Outside

Car parking area. Pedestrian access to front garden mainly laid with paved patio, To rear enclosed rear yard.

Services

Mains electric water and drainage. Telephone subject to BT terms and conditions. Council Tax Band ?

General

The property will expressly appeal to first time buyers or couples of all age groups seeking a conveniently located home in a popular commuter village of Penrhynoch. 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) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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	<div>51</div>	<div>74</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



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