



1 Bedroom Cottage
Pen Ty Parc, Llanilar
Aberystwyth, Ceredigion. SY23 4QT

ASKING PRICE: £195,000
www.iestynleyshon.com



Pen Ty Parc, Llanilar, Aberystwyth, Ceredigion. SY23 4QT

This is an excellent opportunity of purchasing a detached country cottage set within its own grounds and two single detached garages. The cottage has been extended in modern times to include a kitchen dinner. The main cottage can be refurbished to individual requirements. The original cottage is built of traditional stone walls and the extension of brick/block walls with rendered external elevations. The main walls support a pitched roof laid with slate. The property adjoins a country lane and lies some 1 mile distance of the popular commuter village of Llanilar which offers a comprehensive range of everyday amenities with public transport to the University town and seaside resort of Aberystwyth which lies some 6 miles distance and offers excellent social educational and shopping facilities with public transport to all parts.

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

The accommodation is arranged on ground floor only and comprises as follows:

Porch

With Upvc front entrance door leading to Porch with oak part glazed door leading to:

Hall

With night storage heater, BT point and doors to:

Lounge 4.60m x 3.65m

With window to front and rear. Two night storage heaters. Three twin power points. Exposed beam ceiling. Door to:

Walk-in Store cupboard 2.00m x 1.74m

with window to rear. Twin power point Fitted base cupboard and eye level unit.

Kitchen/Dining Room 4.85m x 3.81m

With window to rear and door to outside. Range of modern white colour fronted base and eye level units. Work tops above incorporating single drainer stainless steel sink. Plumbing for automatic washing machine. 7 twin power points.

Main Bedroom 4.67m x 2.39m

With window to front twin power point. Twin power point and door to:

Dressing Room

With twin and single power point. Door to Linen Cupboard.

Bathroom

With panel bath with Triton electric shower, Wash hand basin, Low flush WC.

Outside

Open fronted area with garden mainly to one side and rear backing on to farm land. Detached garage built of pre-cast concrete panels (3.93m x 3m) Other Pre-cast built detached Garage. 15 meter single length clothes line.

Services

Mains electric and water. Private drainage located in the field on the opposite side of the road (to be confirmed). Partial heating system by way of electric night storage heating. Band C £1,580 average payment.

General

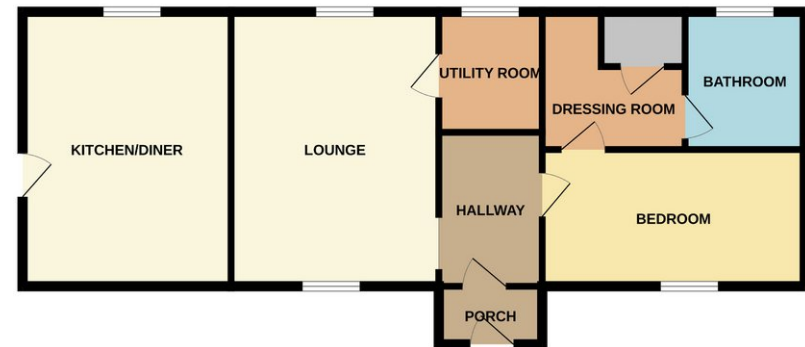
Ideal for the country lovers seeking a conveniently located property. The property is in need of refurbishment work which can be carried out to individual taste and requirements. For further information to view the property please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		19	
Not energy efficient - higher running costs			

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



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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