



2 Bedroom detached Bungalow  
88 Ger Y Llan Penrhyncoch  
Aberystwyth, Ceredigion. SY23 3HQ

ASKING PRICE: £220,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 88 Ger Y Llan, Penrhyncoch, Aberystwyth, SY23 3HQ

The bungalow is conveniently situated in this pleasant residential locality which has developed into one of the most favoured villages near Aberystwyth. There is a Post Office and general stores, petrol filling station and Primary School near at hand and the IBERS at Plas Gogerddan is also within easy reach. There is a regular bus service to and from Aberystwyth where there are excellent social, educational and shopping facilities. The construction is of traditional cavity wall construction with an inner skin of timber frame and an outer skin of brown facing brickwork. The roof is pitched and laid with interlocking concrete tiles. Upvc double glazed windows and doors. Fascias and soffits are of white Upvc.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTONS 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

Upvc front entrance door leading to

### Hall

Night storage heater and doors to

### Lounge 4.70m x 3.35m

With bow window to front, single power point, twin power point, night storage heater.

### Front Bedroom 3.48m x 2.43m

Window to front, night storage heater, 2 single power points, range of fitted bedroom furniture with wardrobes and dressing table.

### Shower Room

With low level shower tray with Triton electric shower unit above, low flush WC, pedestal wash hand basin.

### Airing Cupboard

Housing copper hot water cylinder with electric immersion heater.

### Main Bedroom 3.52 m x 3.03m

Window to rear, single power point, range of fitted bedroom furniture.

### Kitchen 4.00m x 3.34m

With range of fitted base and eye level units with worktops above incorporating 4 ring electric hob, single drainer sink with rinse bowl, night storage heater, window to side, double doors leading to:

### Lean to Conservatory 3.00m x 2.14m

Built of upvc double glazed upper parts, twin power points, night storage heater, and double doors to outside rear.

### Outside

To front, open plan lawn garden with flower borders and tarmac driveway leading to detached Garage (5.19m x 2.718m) built of concrete block walls with power assist up and over door, power and lights. To rear, enclosed garden with ornamental trees and shrubs, paved patio area and timber built garden store shed.

### Services

Mains electric, water and drainage. Partial central heating system by a way of electric night storage heaters.

### General

The property is conveniently located on level site within walking distance of local village shop and is ideal for couple of all age groups seeking a easy to maintain property. For further details please contact lestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



