



48 GER Y CWM

Penrhynoch | Aberystwyth | Ceredigion | SY23 3FA



**HOMES**  
— OF WALES —

48 GER Y CWM

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Homes of Wales are delighted to bring the attractive and well presented three bedroom, semi-detached residence of 48 Ger Y Cwm onto the market for the first time. This well presented, three bedroom, two bathroom home offers contemporary modern living with gardens in this sought after development on the outskirts of Penrhyncoch close to Aberystwyth.

The property is to be sold under the affordable home scheme, offering a purchaser a fantastic opportunity to acquire a very well presented, modern property for an extremely attractive price. Qualifying clients will have to have a fitted local criteria which is detailed below:

To be eligible, you must not be able to obtain a mortgage for more than £170,000. You must fund any deposits required by your mortgage company and provide the council with proof of your maximum mortgage certificate. You must also meet at least one of the following criteria:

1. You have lived in Ceredigion, or an adjoining town or council community area, for at least 5 years continuously.
2. A caring obligation requires you to live in Ceredigion. For example, if you need substantial care from, or you provide substantial care for, a close relative. Your relative must have lived in Ceredigion or an adjoining town for at least 5 years continuously. Their home must be deemed incapable of meeting the needs of your combined household. Close relatives include siblings, children, parents, aunts or uncles, nieces or nephews and spouses. Also included are adoptive relationships, and stepchild/stepparent relationships.
3. You are employed in Ceredigion as a key worker on a full time (35 hours) basis.



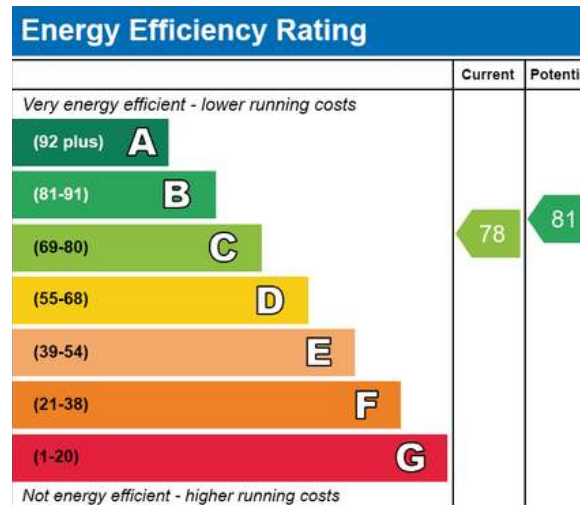


This includes the following professions:

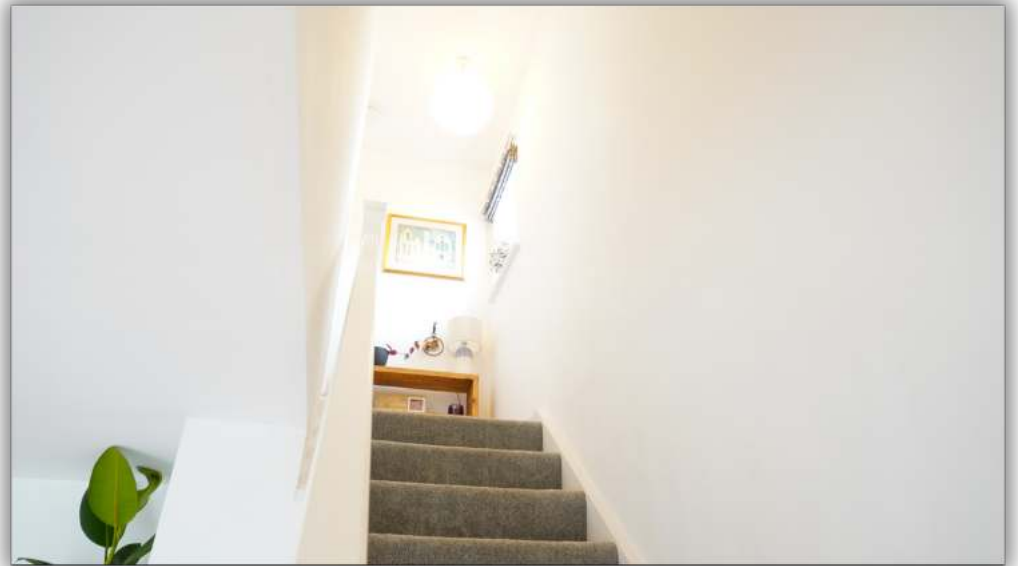
- A teacher in a school, further education college or sixth form
  - An NHS nurse or other skilled care worker
  - A police officer
  - A probation service worker
  - An educational psychologist
  - An occupational therapist employed by the local authority
  - A fire officer
  - Any other profession which provides key services within Ceredigion, where recruitment from within the county has been difficult. You will need to agree this with the council and provide them with recruitment evidence.
- This property cannot be purchased as a second home or holiday home. It must be your sole residence, and you will be asked to confirm that you do not own any other properties.



Contact us as soon as possible to join us at the viewing day on the 14th of September 2024.









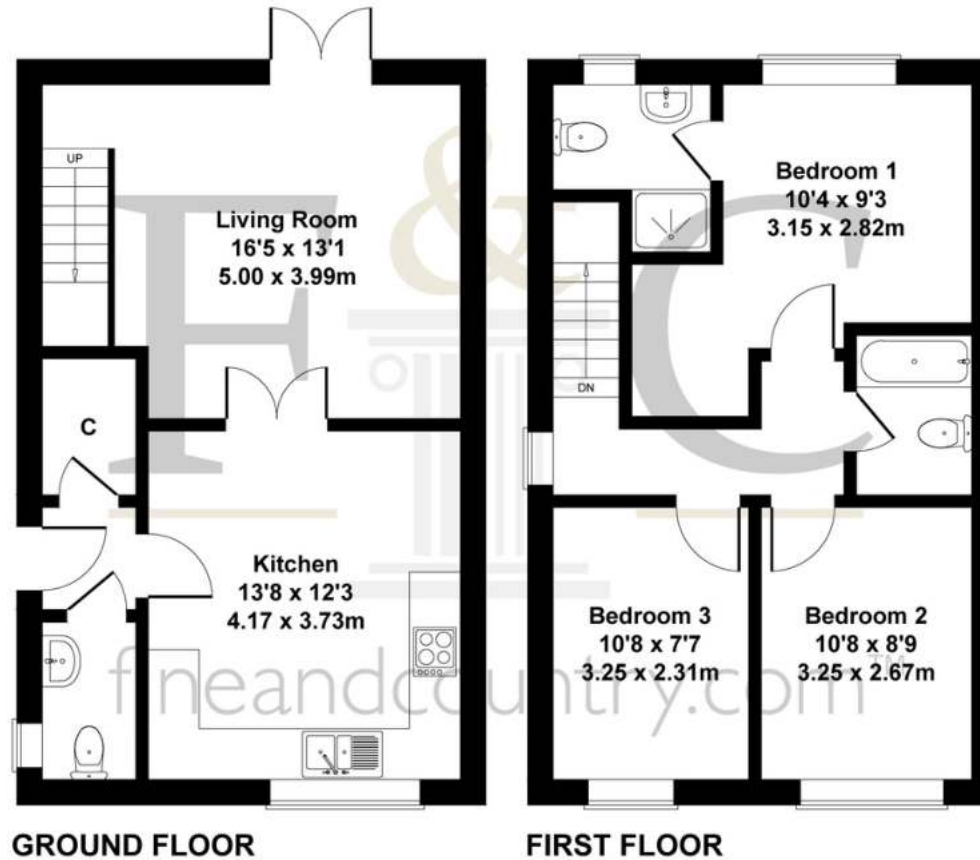






# 48 Ger Y Cwm, Penrhyncoch, Aberystwyth, SY23 3FA

Approximate Gross Internal Area  
895 sq ft - 83 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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# About Homes of Wales

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Homes of Wales, a proud member of the Nigel Salmon Group of Real Estate Agencies, including Fine and Country West Wales, is dedicated to offering the finest countryside, luxury, and unique properties in Ceredigion, Pembrokeshire, and throughout West Wales. Our coverage includes key locations such as Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay, and the surrounding villages and areas.

Our team at Homes of Wales brings extensive regional knowledge and exceptional service to both buyers and sellers. With a profound understanding of local markets, we provide accurate, up-to-date advice on trends and opportunities within the West Wales property market.

West Wales is renowned for its tranquil, rural, and unspoiled beauty, offering a peaceful escape with low crime rates, pristine beaches, and strong family values. We present a diverse range of properties, including country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Homes of Wales, we specialize in the luxury property market across Ceredigion. Our mission is to achieve the best results for our clients, whether they are buying or selling.

For sellers, we offer tailored strategies and free marketing advice to help you secure the best price for your home. Our Re-Launch Strategy is designed for properties that have been on or off the market for an extended period, ensuring maximum exposure and results, all handled with complete confidentiality. We are passionate about helping you find your dream home or achieve the highest value for your property. Contact us today to begin your journey with Homes of Wales. We look forward to hearing from you. For any inquiries, please reach out to our office at 01974 299055 or [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com).

Follow us on our socials





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