



2 Bedroom Semi-detached House  
42 Dol Helyg Penrhynoch  
Aberystwyth, Ceredigion SY23 3GZ

ASKING PRICE: £135,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## 42 Dol Helyg, Penrhyncoch, Aberystwyth, SY23 3GZ

The property is located on a pleasant plot on a cul-de-sac development carried out by Messrs Thomas Bros., a local firm of builders of excellent reputation. It is in the cartilage of the village and convenient to the Shop/Post Office, Primary School and Petrol Station. There is also a frequent bus service operating to Aberystwyth where public transport is available to all parts. Proceed straight on through the village to Glanceulan estate; once on the estate proceed straight on, keeping left directly onto Garnwen then Dol Helyg. The property is situated on the left hand side. The property was built in 2005 by a local reputable builder. The main walls are of a traditional concrete block cavity walls with roughcast rendered external elevations. The main walls support a pitched roof laid with tiles. All windows and doors are of upvc double glazed casements. The property was built under Zurich supervision and provides a builders warranty.

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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.

### Accommodation

This modern house provides of the following accommodation:- Front entrance door to:-

### Hall

With electric consumer unit, telephone point, doors to:-

### Cloak Room

With plumbing for W.C., and wash hand basin (H&C). Plumbing for automatic washing machine.

### Kitchen 4.57m x 2.39m

With range of modern fitted units comprising of four base cupboards, corner units, three drawer cupboard, worktop incorporating single drainer stainless steel sink (H&C), rinse bowl, eight wall cupboards, stainless steel extractor canopy, built-in electric hob and oven, five twin power points, electric spur for appliances, night storage heater.

### Lounge/Dining Room 4.57m x 4.57m

With window to rear and door to outside, five twin power points, two telephone point, two television point, night storage heater, stairs to first floor.

### First Floor

Approached by easy rise staircase to:-

### Landing

With twin power point and doors to:-

### Main Bedroom 4.57m x 2.44m

With window to front, wall mounted electric panel heater, built-in store cupboard, three twin power points, television point, telephone point.

### Rear Bedroom 2.92m x 2.57m

With window to rear, wall mounted electric panel heater, two twin power point.

### Bathroom

With white coloured suite comprising of panelled bath (H&C) with electric shower unit above, pedestal wash hand basin (H&C), low flush W.C., wall mounted fan heater, extractor fan.

### Airing Cupboard

Housing factory lagged hot water cylinder with electric immersion heater.

### Outside

To front, : Tarmacadam driveway. Open plan garden laid to lawn, pedestrian access to side leading

To rear: Enclosed garden mainly laid to lawn, pleasant aspect of farmland.

### Services

Mains electricity, water and drainage. Electric heating system. Telephone subject to BT Terms and Conditions. Council Tax B

### General

This is an excellent opportunity for couples of all age groups to purchase a modern house on pleasant estate within a popular commuter village.

Affordable Housing Section 106

Qualifying conditions for affordable housing scheme:

In order for potential purchasers to qualify to purchase these properties under the affordable housing scheme, the requirements that are to be met are as follows:

A purchaser/s of the affordable dwellings must be unable to purchase it without first obtaining a mortgage and that the maximum amount that a bank/building society is prepared to lend to the purchaser/s does not exceed 110% of the purchase price.

The purchaser/s must have principle residence within Ceredigion for a continuous period of at least 10 years within the last twenty years.

Or

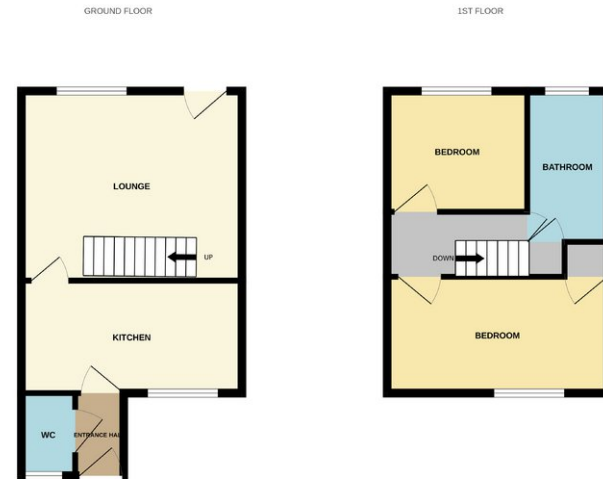
-The purchaser/s must be employed as one of the following:-

-A Teacher within school or further education-A Nurse or other NHS staff-A police officer-A probation service employee.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			100
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, walls, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is to be used as a guide only and is not to be relied upon for any purpose whatsoever. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of writing.  
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