



3 Bedroom Semi-detached House  
29 Ger-y-Cwm Penrhynoch  
Aberystwyth, Ceredigion. SY23 3FA

ASKING PRICE: £245,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## 29 Ger-y-Cwm, Penrhyncoch, Aberystwyth, SY23 3FA

The property is conveniently located with views of the valley and surrounding countryside. The property lies within easy walking distance of the village, where there are good amenities which include Post Office/General Stores, Primary School and Petrol Filling Station. The IBERS at Plas Gogerddan, being one of the main establishments of employment in the area is within one mile. The University Town and Seaside Resort of Aberystwyth is some 5 miles distant, where there are excellent social, educational and shopping facilities. A local bus service operates to and from Aberystwyth where public transport is available to all parts. The property is built of traditional cavity wall construction with an attractive coloured cladding being a key feature of the properties built on the estate.

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.

The property was recently built some four years ago using good quality fixtures and fittings and the house has been well maintained by the present owner and still has a new fresh house feel.

#### Ground Floor

Side entrance door leading to:

#### Entrance Hall

With doors to:

#### Utility Room

With plumbing for automatic washing machine, panel radiator.

#### Toilet

With low flush WC, wash hand basin, panel radiator, tiled floors, window to side, extractor fan.

#### Kitchen/Dining Room 4.07m x 3.66m

With range of modern units comprising of; ladder cupboard with mid mounted electric oven, worktops above incorporating ceramic hob, single drainer stainless steel sink with rinse bowl, integral dishwasher, extractor fan, wall units, base cupboards, 5 twin power points, ceiling down lights, panel radiator, double doors leading to :

#### Lounge 5.03m x 3.90m

Oak floor covering, panel radiators, feature open plan staircase to first floor, ceiling down lights, 2 twin power points, TV points and patio door to outside rear.

#### First floor

Approached by easy rise staircase leading to:

#### Central Landing

With twin power points and door to:

#### Front Bedroom 3.19m x 2.12m

Window to front, panel radiator, power points,

#### Other Front bedroom 3.17m x 2.78m

Window to front, 2 twin power point, panel radiator.

#### Family bathroom

With white coloured suit comprising of panel bath with shower unit above, low flush WC, pedestal wash hand basin, extractor fan.

#### Airing cupboard

Housing factory lagged copper hot water cylinder.

#### Main Bedroom 3.36m x 3.07m

Window to rear, 2 twin power point, alcove fitted storage area with shelves, and door to:

#### En suite

With shower cubicle with electric shower unit above, low flush WC, pedestal wash hand basin, extractor fan.

#### Outside

To front, open tarmac parking area for two cars and pedestrian access to side leading to rear with steps ascending to garden which is mainly laid to lawn.

#### Services

Mains electric water and drainage. The heating system is by way of a thermal heat store with pv systems installed.

#### General

The property is well presented, ideal for couples or families of all age groups seeking an easy to maintain property of families of all age groups seeking an easy to maintain property of attractive appearance yet, situated in a popular commuter village with good local amenities and 4 miles distance of the university town and seaside resort of Aberystwyth. The plant breeding station at IBERS at Plas Gogerddan is one of the main employers within the area. Access to the main rail can be gained at Bow Street with parking facilities for access to town or rail network. For further details please contact Iestyn Ieyshton on 01970 626585 who will be please to arrange your viewing.

