



3 Bedroom Semi-detached House
2 Gernant Cottages, Crosswood
Aberystwyth, Ceredigion. SY23 4LL

ASKING PRICE: £235,000
www.iestynleyshon.com



2 Gernant Cottages, Crosswood, Aberystwyth, SY23 4LL

Situated in the peaceful rural settlement of Crosswood, just 8 miles from the vibrant University town and seaside resort of Aberystwyth which offers excellent social educational and shopping facilities with public transport to all parts. This charming property combines tranquil countryside living with convenient access to excellent educational, social, and shopping facilities. Built approximately 55 years ago, the home boasts traditional brick and block cavity wall construction with rendered external elevations, ensuring durability and timeless appeal. The pitched roof is laid with tiles, complementing the home's solid design. Modernized with replacement uPVC double-glazed windows, this property is well-insulated and low-maintenance, making it an ideal choice for those seeking a comfortable and well-built home in a picturesque West Wales setting.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

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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

The accommodation is comprised as follows. Upvc side entrance door leading to:

Hall

With understairs storage area, panel radiator, stairs to first floor and door to: [Cloak Cupboard](#)

Lounge 3.90m x 3.26m

With picture window to front, double panel radiator, feature fireplace surround with Valar fire, power points.

Kitchen/Dining Room 6.46m x 2.95m

With sliding patio door to outside front. Range of oak fronted fitted units comprise of 5 base cupboards, 8 drawer cupboards, worktops above incorporating single drainer stainless steel sink, 4 ring electric hob, built in electric oven, wall cupboards, 2 double panel radiators, window to rear and door to:

Utility Room

With Worcester freestanding oil fired boiler which heats hot water and central heating, panel radiator, door to outside, door to:

Toilet

With low flush WC, wash hand basin.

FIRST FLOOR

Approached by easy rise staircase to:

Landing

With window to side, double panel radiator, twin power point, door to:

Bathroom

With pedestal wash hand basin, low flush WC, panel bath with Triton electric shower unit above, towel radiator, another panel radiator.

Front Bedroom 3.89m x 3.28m

With window to front, 2 twin power points.

Other Front Bedroom 3.95m x 3.31m

Window to front, double panel radiator.

Rear Bedroom 3.14m x 2.96m

With window to rear, double panel radiator, twin power point.

[Linen cupboard](#) With fitted shelves.

Outside

To front, deep tarmac driveway leading to detached garage built of concrete blocks with up and over garage door (6.77m x 3.03m) power and lights. Garden to front and rear mainly laid to lawn with timber-built garden store shed.

Services

Mains electric and water. Private drainage by shared drainage system with the neighbour.

General

The property was found in satisfactory standard of condition. Ideal family home. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



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