



2 Bedroom Semi-detached House
10 Maesheli Penparcau
Aberystwyth, Ceredigion. SY23 1TA

ASKING PRICE: £175,000
www.iestynleyshon.com



10 Maesheli, Penparcau, Aberystwyth, Ceredigion. SY23 1TA

This semi detached house is conveniently located near the centre of this favoured residential area. There are shops, primary school, recreational area and other social amenities in Penparcau with a frequent bus service to and from the University town and seaside resort of Aberystwyth which is within 1 mile distance. The out of town development at Parcyllyn is within easy distance which offers modern retail units providing excellent shopping and local employment. The main walls are of masonry brick with external elevations roughcast rendered and painted. The main walls support a pitched roof laid with natural slate. Windows are of UPVC double glazed units.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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

Solid timber entrance door leading to

Hall

With stairs to first floor and doors to:

Lounge 3.99m x 3.34m

With window to front, slate hearth with open grate fire, engineered oak floor covering, 2 twin power point, feature alcove cube shelving system. Under stairs storage cupboard housing wall mounted Worcester gas fired boiler which heats hot water and central heating, gas meters, electric meters and consumer units, additional under stairs storage cupboard.

Toilet

With low flush WC.

Kitchen 3.19m x 2.58m

Window to rear, range of base cupboards, 6 wall cupboards, double drainer stainless steel sink, worktops above incorporating 4 ring gas hob, 2 twin power point, laminate floor covering, panel radiator.

FIRST FLOOR

Approached by easy rise staircase to

Central landing

With panel radiator, single power point, laminate floor covering, access hatch to insulated loft space boarded ideal storage and doors to:

Main Bedroom 3.27m x 2.95m

Window to front, alcove fitted cupboard, 2 twin power points.

Rear Bedroom 3.31m x 2.69m

Window to rear, panel radiator, laminate floor covering, twin power point, built in wardrobes with hanging rails and fitted shelves.

Bathroom

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

Outside m x m Pedestrian access with garden front, side and rear mainly laid to lawn and enjoys an elevated aspect of Aberystwyth town and the Rheidol valley.

Services

Mains electric, gas, water and drainage. Gas fired central heating system.

General

The property with especially appeal to first time buyers seeking to buying a conveniently located house offering good size rooms and potential to landscape the garden further. For further information please apply to Iestyn Leyshon on 01970 626585 who will be pleased to arrange a viewing.

