



3 Bedroom Mid Terraced House
14 Ystwyth Close, Penparcau
Aberystwyth, Ceredigion. SY23 3RU

ASKING PRICE: £172,500
www.iestynleyshon.com



14 Ystwyth Close, Penparcau, Aberystwyth, SY23 3RU

The property is situated in a residential estate made up of similar properties and lies close to local amenities i.e. primary school and a precinct of shops. The University town and seaside resort of Aberystwyth lies some 1 mile distance and is serviced by a regular bus service and offers excellent social, educational and shopping facilities. The property was built by the local housing authority some 50 years ago of traditional brick and block cavity construction with the main wall supporting a pitched roof with interlocking concrete tiles. The property has the benefit of upvc double glazed windows. The property will now benefit from some modernisation. The accommodation comprises as follows

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTONS 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

Upvc front entrance door leading to:

Hallway

With Understairs storage cupboard housing electric meters and consumer unit. door to:

Lounge 4.57m x 4.41m

With picture window to front. Night storage heater. television point. two twin power points. open fireplace with tile back and hearth. Door to

Rear Entrance Hall

With door to outside rear. Stairs to first floor and doors to:

Kitchen/dining room 3.67m x 3.53m

With window to rear. Range of fitted units comprise of 7 base cupboards four drawer cupboards four wall cupboards. Night storage heater. Cooker control with power point. Two single power points. Twin power point.

Toilet

With low flush WC. wash hand basin.

FIRST FLOOR

Approached by easy rise staircase to:

Landing

With doors to.

Front Bedroom 2.65m x 2.56m

Window to front. Power points.

Main Bedroom 3.56m x 2.88m

With window to front. Night storage heater Power points.

Airing Cupboard

Housing copper hot water cylinder

Rear Bedroom 3.66m x 3.56m

With window to rear with distant views of Town and the Rheidol valley. Built in fitted wardrobe. Power points.

Bathroom

With panel bath, Low flush WC, Pedestal wash hand basin. Wall mounted fan heater. Store Cupboard.

Outside

To front Open plan lawn garden with pedestrian access. To Rear mainly paved patio area with some of the finest views of the surrounding area. Attached store Shed.

Services

Mains Electric, Water and drainage. Telephone subject to BT Terms and Conditions. Council Tax Band ?

General

The property has been occupied by an elderly person in recent times and the property now requires some home improvements which can be carried out to individual taste and requirements. This is an excellent opportunity for first time buyers or young families to secure a good size house in a popular residential area. For further details please apply to Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.

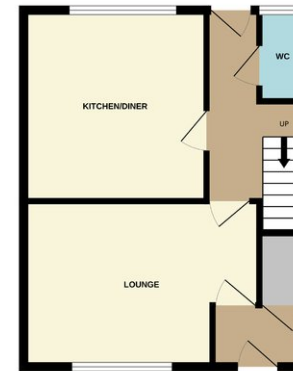


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the green.

Made with floorplan ©2023