



2 Bedroom Mid-Terrace House
26 Penrheidol Penparcau
Aberystwyth, Ceredigion. SY23 1QW

ASKING PRICE: £182,500
www.iestynleyshon.com



26 Penrheidol, Penparcau, Aberystwyth, SY23 1QW

The property is situated on a popular private estate close to Penparcau and with level walking distance to town over the St Briec Footbridge. It lies within 1 mile distance of Aberystwyth town centre and offers excellent social educational and shopping facilities. Other shopping facilities are available at the nearby Morrison super market and local shops in Penparcau. The estate is made up of similar properties and the house was built some 35 years ago of traditional cavity wall construction with an inner skin of insulated timber frame with an outer skin of red facing brick. The main walls support a pitched roof laid with concrete interlocking tiles. Windows are of double glazing. The property has recently been subject to home improvements to upgrade the electric heating system to include solar PV panels and new modern storage heaters.

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

Canopy front entrance Porch

With half glazed door leading to

Hall

With night storage heaters, electric meters, stairs to first floor and doors to

Lounge 4.03m x 3.57m

Window to front, night storage heater, 3 twin power points, single power point, understairs storage cupboard and half glazed door to

Kitchen/Dining Room 4.56m x 2.30m

With half glazed door outside rear, 4 twin power points, 2 drawer cupboards, 4 base cupboards, worktops above incorporating a single drainer stainless steel sink, plumbing for automatic washing machine, 2 twin power points and cooker control with power point.

FIRST FLOOR

Approached by easy rise staircase to

Landing

With access hatch to loft space and door to

Bathroom

Panel bath with electric shower above, pedestal wash hand basin, low flush WC, extractor fan.

Airing Cupboard

Housing factory lagged copper hot water cylinder with electric immersion heater.

Main Bedroom 3.87m x 3.59m

With 2 windows to front, built in storage cupboard, twin power point, night storage heater.

Rear Bedroom 2.67m x 2.46m

Window to rear, single power point, wall mounted electric panel heating.

Outside

To front, tarmacadam forecourt parking area. To rear, enclosed garden area with access to public footpath leading to the town centre.

Services

Mains electric, water and drainage. Electric heating, telephone subject to BT terms and conditions. Council tax band

General

This is an easy to maintain home, idea for first time buyers or couples of all age groups. For more details please apply to Iestyn Leyshon on 01970 626585 who would be pleased to arrange a viewing.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

