



3 Bedroom Terraced House
14 Penmaesglas Road
Aberystwyth, Ceredigion. SY23 1JP

ASKING PRICE: £219,950
www.iestynleyshon.com



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VACANT NO ONWARD CHAIN

The residence is pleasantly situated in this popular area within easy walking distance of the main shopping centre. The location is considered to be a real asset, as it lies in a warm sunny position, slightly elevated, and enjoying good southerly views. The popular Ystwyth cycle trail is close by and the promenade within 2 minutes walk. The town is increasing in popularity as a Summer Seaside Resort and as a locality in which to reside. There are excellent social, educational and shopping facilities in the town with public transport to all parts. The property was built c1880 of stone walls to the main with rendered external elevations. It is of attractive appearance bay window to front. The windows are double glazed in upvc frames.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

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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

Front entrance door leading to Inner porch with door to:

Hallway

With coloured patterned tile floor. Double panel radiator. BT point. Stairs to first floor and doors to:

Lounge 3.91m x 3.55m

With window to front. Slate fireplace surround, marble back and hearth with gas fired insert. Three twin power points Television point.

Dining Room 2.99m x 3.38m

With window to rear. Panel radiator. Two twin power points.

Kitchen 2.80m x 2.56m

With three base cupboards five drawer cupboards worktop above. Single drainer sink. Six wall cupboards. Double panel radiator. Door to understairs storage cupboard. Half glazed door to outside rear.

First Floor

Approached by easy rise staircase to half landing leading to:

Bathroom

Panel bath with shower unit above. Low flush WC pedestal wash hand basin. Worcester wall mounted gas fired boiler.

Central landing

With twin power point, access hatch to insulated loft space ideal for conversion and door to.

Rear Bedroom 3.37m x 0.00m

With window to rear. Double panel radiator. Feature bedroom fire grate. Power points.

Main Bedroom

With bay window to front. Double panel radiator Two twin power points.

Front Bedroom

With window to front. Panel radiator. Power point.

Outside

To rear enclosed rear yard.

Services

Mains electric, Gas, Water and drainage. Gas fired central heating system.

General

This is an excellent opportunity of acquiring a good size home in a central town location being close to the Castle grounds and the seafront. Ideal for couples of all age groups. For further details contact Iestyn Leyshon who will be please to arrange your viewing.

