



2 Bedroom Mid Terraced House  
29 Pen Rheidol Penparcau  
Aberystwyth, Ceredigion. SY23 1QW

ASKING PRICE: £175,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## 29 Pen Rheidol, 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 Brie 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 and an outer skin of red facing brick. The main walls support a pitched roof laid with concrete interlocking tiles. Windows are of double glazing.

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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

### Hall

With stairs to first floor, twin power point, night storage heater and door to

### Lounge 4.20m x 3.58m

With windows to front, night storage heater, twin and single power point, under stairs storage cupboard and door to

### Kitchen 4.52m x 2.30m

Door to outside rear, 3 base cupboards, worktops above incorporating a single drainer sink, 3 wall cupboards.

## FIRST FLOOR

Approached by easy rise staircase to

### Central Landing

With twin power point and door to

### Bathroom

Low flush WC, pedestal wash hand basin, panel bath.

### Front Bedroom 3.89m x 3.73m

With two windows to front, night storage heater, twin power point

### Rear Bedroom 2.67m x 2.46m

With window to rear, single power point.

### Airing Cupboard

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

### Outside

To front, open tarmacadam forecourt parking area. To rear, enclosed garden.

### Services

Mains electric, water and drainage.

### General

The property was found in poor standard of condition and the attention to the external timber is required and to the rear gardens. The property will require extensive clearing and cleaning and repairs to the sanitary ware.

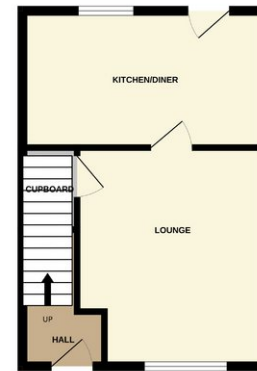


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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