



**3 GOGERDDAN COTTAGES
PENGLAIS ROAD
ABERYSTWYTH
SY23 2EX**



- GET IN QUICK!
- TERRACED TWO-BEDROOM, TWO-RECEPTION COTTAGE
 - POPULAR AND SOUGHT AFTER LOCATION
- EASY & LEVEL WALKING DISTANCE TO TOWN CENTRE
- LAWNED REAR GARDEN AND DOUBLE CAR PARKING AREA
 - USEFUL CELLAR
- IDEAL FOR OWNER OCCUPATION OR INVESTMENT

OFFERS IN THE REGION OF
£228,000

DESCRIPTION

This charming terraced two-bedroom cottage is situated in a highly popular and sought-after location, just a short and level walk from the town centre. The property offers two reception rooms, providing flexible living space ideal for modern lifestyles. A particular highlight is the generous lawned rear garden, perfect for outdoor relaxation, along with the added bonus of double car parking—an increasingly rare convenience within the town. The cottage also benefits from a useful cellar, offering excellent storage potential.

Rarely does a property, with its own good sized rear gardens and off-road car parking become available within such a convenient location to the town centre. The property has a full gas-fired central heating system as well as recently fitted replacement double glazed sashes the windows in the main property.

Whether you're looking for a delightful home to occupy or a smart investment opportunity given its proximity to the nearby University, this property ticks all the right boxes. Early viewing is highly recommended.

LOCATION

This charming terraced two-bedroom cottage is located along the desirable Penglais Road, in close proximity to Bronglais Hospital, Aberystwyth University, and the National Library of Wales.

The vibrant coastal, university, and market town of Aberystwyth is just a short and level walk away. With its iconic Victorian promenade set along the stunning Cardigan Bay coastline, Aberystwyth offers a wealth of amenities including a mix of local and national retailers, cafés, and cultural venues. The town is also well-connected via its mainline railway terminus, providing direct access to North Wales, the Midlands, and beyond.

ACCOMMODATION – of approximate dimensions

Black Composite Main entrance door into:

HALLWAY	radiator, stairs to 1st floor accommodation, under stairs storage cupboards and doors off to:
LIVING ROOM	12'3 x 11'5 max double glazed sash window to front and radiator.
DINING ROOM	11'2 x 10'/8'10min double glazed sash window to rear, concealed radiator, alcove cupboards with pine doors.
KITCHEN	10'7 x 8'1 Base and wall units, recently installed gas combi boiler, appliance space, single bowl and drainer sink unit with mixer taps above, electric cooker point, double glazed sash window to rear, radiator and door to;
UTILITY	10'10 x 6'10 Recently re-roofed. Base and wall units, radiator, glass panelled rear entrance door windows to Rear and door to:
CELLAR	22'8 x 14'1 – (Max Head Room 5'4) Flag stone floor, fitted work surface, fitted slate shelves believed to have been made out of a former fireplace - with cupboard under.

FIRST FLOOR ACCOMMODATION

LANDING	Double glazed sash window to rear, entrance to loft area above, radiator and doors to:
BEDROOM ONE	11'4 x 10'3/9'4 min Double glazed sash window to front and radiator.
BEDROOM TWO	11'4 x 9'8 Double glazed sash window to rear, Victorian style cast fireplace, linen cupboards and radiator.
SHOWER ROOM	7'10 x 5'4 Double glazed sash window to front, pedestal wash and basin, part tiled walls, radiator, large glazed and tiled shower cubicle with mixer shower, radiator, low level flush WC and extractor fan.
EXTERNALLY	To the front of the property is a low maintenance front courtyard enclosed by wrought iron railings and gated access leading to the front entrance door. To the rear is a mainly lawned and deep rear garden leading to the double car parking area. Adjoining the rear of the house is a useful outside WC.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Gas, Water and Drainage is connected to the property. Gas-Fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	<i>///races.scarecrow.grips</i>
COUNCIL TAX:	We are advised that the property is currently rated in Band D. Prospective purchasers are advised to undertake their own confirmation of this.
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.





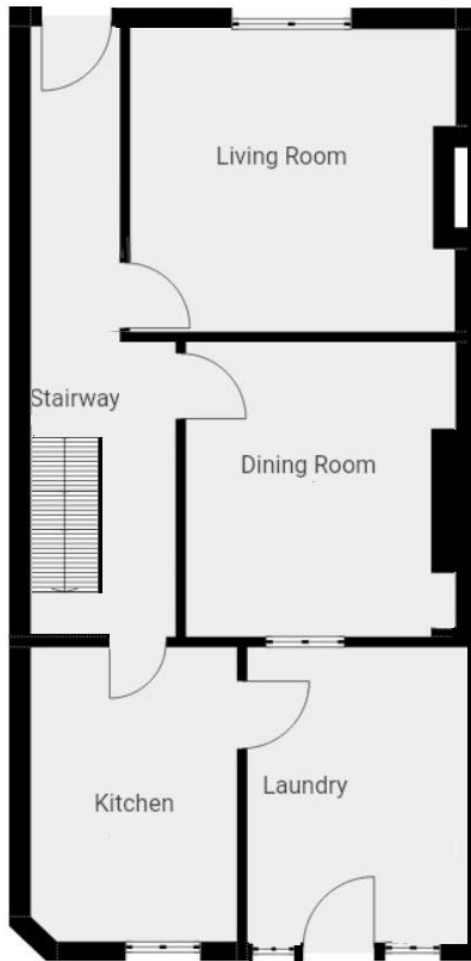




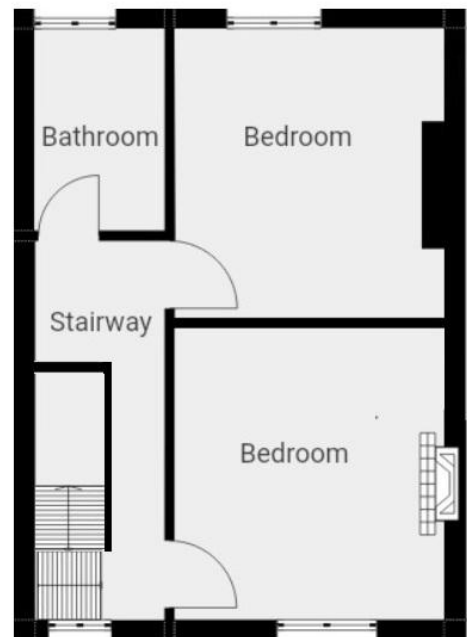




FLOORPLAN



GROUND FLOOR



FIRST FLOOR

PLEASE NOTE. THIS PLAN REPRESENTS THE LAYOUT OF THE PROPERTY AND IS NOT TO ANY SCALE.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.