



**15 MIN Y DDOL
PENPARCAU
ABERYSTWYTH
SY23 1RG**



- **THREE-BEDROOM MID-TERRACED FAMILY HOME**
- **DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING**
- **EXCELLENT DECORATIVE ORDER BUT IN NEED OF MODERNISATION**
- **POPULAR, CONVENIENT AND SOUGHT-AFTER NEAR TOWN LOCATION**
 - **OVERLOOKING PENPARCAU FOOTBALL FIELDS.**
 - **FRONT AND REAR GARDENS**

OFFERS INVITED IN THE REGION OF £169,995

OF INTEREST TO FIRST-TIME BUYERS, INVESTORS, OR FAMILIES – CONVENIENTLY SITUATED 3-BEDROOM MID-TERRACED PROPERTY

A three-bedroom mid-terraced home, located in Min y Ddol, Penparcau, offers a well-proportioned living space with the benefit of double glazing and gas central heating throughout.

Overlooking the nearby Penparcau football fields, the property is presented in excellent decorative order - but does require thorough modernisation and improvement —making it a fantastic opportunity for first-time buyers or investors eager to add their own personal touch.

With its well laid out accommodation, this home is well-suited for a growing family or those looking for a solid rental investment.

Penparcau is a well-established and close-knit village located just on the outskirts of Aberystwyth. It offers a range of local amenities including shops, a community hub, recreational areas, and a popular village primary school, which is within easy walking distance. The area provides a network of footpaths and cycle routes that lead directly into Aberystwyth town, making it ideal for those who enjoy a more relaxed, outdoor lifestyle while still being connected to urban conveniences.

Aberystwyth itself is a vibrant and historic seaside town positioned on the west coast of Wales. It is renowned for its iconic seafront promenades, which stretch alongside the beach and offer stunning views across Cardigan Bay.

The town is also home to Aberystwyth University, attracting students from across the UK and abroad, as well as the National Library of Wales. The town offers a wide range of shops, cafes, restaurants, and entertainment venues, as well as essential services.

For those travelling further afield, Aberystwyth is served by a mainline railway station, providing regular transport links to Shrewsbury and beyond, ensuring the area remains well-connected despite its coastal location.

Accommodation

of approximate dimensions)

Double glazed main entrance door into:

HALLWAY	Double glazed window to front, radiator. Stairs elevating to first floor accommodation and doors off to
LOUNGE	10'3 x 9'10/ 9'1 (+ bay) Double glazed bay window to front, tiled fireplace and radiator.
DINING ROOM	16'9/13'10 x 8'11 (max dimensions) Double glazed window to rear, tiled fireplace and radiator. Access into Storeroom 4'3" x 2'7" and door to:
KITCHEN	8'10 x 5'3 Double glazed rear entrance door and double glazed window to the rear, single bowl and drainer sink unit with mixer tap above, base and wall units, gas point and door to:
UTILITY	10'5/7'1 x 5'11 Double glazed window to front, secondary front entrance door, understairs storage area.

FIRST FLOOR ACCOMMODATION

MAIN LANDING	Entrance to loft area above, shelved linen cupboard housing the 'Potterton' gas fired central heating boiler and doors off to:
BEDROOM ONE	13' x 10'4 Two double glazed windows to front and double radiator.
BEDROOM TWO	10'4 x 9'3/5'9 L- Shaped Double glazed window to front and radiator.
BEDROOM THREE	13'10/10'1 x 8'11 Double glazed window to rear and double radiator.
WET ROOM	5'5" x 5'4 'Mira' electric shower, wash hand basin, tiling to some walls, radiator and double glazed window to the rear.
CLOAKROOM	Double glazed window to rear and WC
EXTERNALLY	Steps elevate to the main entrance door with adjoining lawned and lower paved areas. To the rear is an elevated rear mainly lawned gardens with storage shed and apple tree.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water, Gas and Drainage is connected to the property. Gas-Fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///hounded.tilts.shelf

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.

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.













