



**20 PENRHEIDOL
PENPARCAU
ABERYSTWYTH
SY23 1QW**



- **THREE-BEDROOM SEMI-DETACHED PROPERTY IN THE ESTABLISHED PENRHEIDOL ESTATE, PENPARCAU, SET WITHIN A QUIET CUL-DE-SAC.**
- **FEATURES INCLUDE A LIVING ROOM, KITCHEN, BATHROOM, FRONT GARDEN, ENCLOSED REAR GARDEN, AND SIDE ACCESS.**
- **PARKING AVAILABLE DIRECTLY OUTSIDE THE PROPERTY, WITH ADDITIONAL ON-STREET PARKING WITHIN THE ESTATE.**
- **CLOSE TO PENPARCAU AMENITIES SUCH AS A PRIMARY SCHOOL, SHOPS, PHARMACY, POST OFFICE, COMMUNITY HUB, PLAYGROUNDS, AND REGULAR BUS ROUTES.**
- **APPROXIMATELY ONE MILE FROM ABERYSTWYTH TOWN CENTRE, SOUTH BEACH, PROMENADE, PEN DINAS HILLFORT, AND LOCAL COASTAL AND COUNTRYSIDE WALKING ROUTES.**

OFFERS INVITED IN THE REGION OF £210,000

Penrheidol, Penparcau – A Convenient Residential Location

Situated within the established residential estate of Penrheidol in Penparcau, this three-bedroom semi-detached property offers practical accommodation and easy access to local amenities and Aberystwyth town centre. The property is positioned along a quiet cul-de-sac, with a front garden and a private rear garden providing outdoor space suitable for families, gardening, or general use. Private parking is available directly outside the property.

The accommodation comprises a living room, kitchen, bathroom, and three bedrooms arranged over two floors. The rear garden is enclosed, offering space for seating, planting, or storage, and there is side access linking the front and rear of the property.

Penparcau is one of Aberystwyth's largest residential communities and includes a primary school, community hub, convenience shops, post office, playgrounds, and regular bus services into town. The location is practical for daily needs while also being within easy reach of the surrounding countryside and coast.

Aberystwyth town centre lies approximately one mile away and provides a broad range of services, including supermarkets, independent shops, cafés, the university, and the National Library of Wales. The South Beach and promenade are a short distance further, offering walking routes and seafront leisure activities. Nearby landmarks include Pen Dinas hillfort and the coastal paths overlooking the Rheidol estuary, both popular for walking and local viewpoints.

This Penrheidol property represents a great opportunity for those seeking a well-located home with outdoor space and practical living accommodation, suitable for families, first-time buyers, or retirement.

ACCOMMODATION (of approximate dimensions)

Part glass panelled Main Entrance into:

HALLWAY	Night storage heater, open under stairs area which may be suitable for workstation, stairs leading to first floor accommodation, storage cupboard and French Doors leading to:
LOUNGE/ DINER	22'8 x 11'7 Max Double glazed window to front, 2-night storage heaters, double glazed window and door to rear. Door to:
KITCHEN	8'10 x 7'6 Double glazed window to rear, plumbing for washing machine and dishwasher, space and point for electric oven with filter hood over, base and wall units, 1½ bowl and drainer sink unit with mixer taps over, tiled splash backs.

FIRST FLOOR ACCOMMODATION

LANDING	Shelved airing cupboard with factory lagged tank, entrance to loft area above and doors to:
BEDROOM 1	12'10 x 9'3 Min Night storage heater, double glazed window to rear

BEDROOM 2	9'7 x 9'1 Night storage heater, double glazed window to front
BEDROOM 3	9'3 x 6'4 Double glazed window to front
BATHROOM	7'3 x 4'9 Double glazed window to rear, panelled bath with glazed shower screen and mains operated shower over, extractor fan in ceiling, fully tiled walls and floor low level flush WC, pedestal wash hand basin, 'Dimplex' fan heater.
EXTERNALLY	Tarmac Car parking driveway. Adjoining mainly lawned front garden with planted areas. A paved pathway leads along one side of the property to a terraced rear garden with paved and planted areas.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water, Drainage is connected to the property.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///plank.ogre.sometime
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.

EPC - 66

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Energy rating

D

Valid until

12 February 2035

Certificate number

0563-3046-4202-4495-4200













