



**20 HEOL TYN-Y-FRON
PENPARCAU
ABERYSTWYTH
CEREDIGION
SY23 3RP**



- **BEAUTIFULLY PRESENTED THREE-BEDROOM LINK-ATTACHED FAMILY HOME IN A SOUGHT-AFTER VILLAGE LOCATION.**
- **PRIVATE, ESTABLISHED REAR GARDENS WITH TIMBER DECKING AND CONSERVATORY OVERLOOKING THE GARDEN.**
- **GAS-FIRED CENTRAL HEATING, DOUBLE GLAZING, ADJOINING GARAGE AND DRIVEWAY PARKING.**
- **EXCELLENT VILLAGE AMENITIES WITHIN WALKING DISTANCE, INCLUDING PRIMARY SCHOOL, SHOPS, FOOD OUTLETS AND REGULAR BUS SERVICES.**
- **CONVENIENTLY SITUATED JUST ONE MILE FROM ABERYSTWYTH TOWN CENTRE, UNIVERSITY, RAILWAY STATION AND THE BEAUTIFUL CARDIGAN BAY COASTLINE.**

A Beautifully Presented Family Home in the Heart of Penparcau

Situated in the ever-popular village of Penparcau, this attractive link-attached three-bedroom family home offers well-presented and spacious accommodation in a highly convenient location, just one mile from the vibrant university town of Aberystwyth.

The property has been lovingly maintained by the current owners and enjoys beautifully established, private rear gardens, thoughtfully landscaped to provide an excellent outdoor entertaining space with an attractive timber decking area. Further benefits include gas-fired central heating, double glazing throughout, an adjoining garage with driveway parking, and a delightful conservatory overlooking the rear garden, creating an ideal space to relax and enjoy the surroundings.

Penparcau is one of the largest and most sought-after residential villages in the area, offering an excellent range of everyday amenities within easy walking distance. The village benefits from a well-regarded primary school, a choice of grocery and convenience stores, general stores, takeaway food outlets, a public house, places of worship, and community facilities. The area is particularly popular with families and professionals alike, providing a welcoming community atmosphere together with excellent local services.

For those who enjoy outdoor pursuits, Penparcau is ideally positioned with an extensive network of pedestrian and cycle paths leading directly into Aberystwyth, making it easy to access the town without the need for a car. Regular bus services operate throughout the day, providing convenient transport links to Aberystwyth and the surrounding areas.

The thriving coastal town of Aberystwyth, located approximately one mile away, is widely regarded as the principal commercial, educational and administrative centre for Mid Wales. The town is home to Aberystwyth University, renowned for its academic excellence and international reputation, together with the National Library of Wales, one of the UK's foremost legal deposit libraries. Aberystwyth also benefits from Bronglais General Hospital, numerous local and national government offices, and a diverse range of major employers, making it an important centre for employment throughout the region.

The town offers an impressive selection of both independent retailers and well-known national stores, together with supermarkets, cafés, restaurants, public houses, leisure facilities, and cultural attractions, ensuring excellent amenities for residents of all ages.

Excellent transport connections include Aberystwyth Railway Station, providing direct services through the picturesque Cambrian Line to Shrewsbury, with onward connections to Birmingham, the Midlands, North Wales, and the wider UK rail network.

One of the town's defining features is its magnificent Victorian promenade, stretching along the stunning Cardigan Bay coastline, renowned for its spectacular sunsets and frequent dolphin sightings. The attractive marina and harbour further enhance the area's appeal, offering a picturesque setting for walking, sailing and a variety of waterside leisure activities.

Combining spacious accommodation, attractive gardens, excellent local amenities and superb access to one of Wales' most desirable coastal towns, this delightful family home presents an outstanding opportunity for purchasers seeking a comfortable lifestyle in a highly convenient and well-connected location.

PRICE: Offers invited in the region of £289,995

ACCOMMODATION (of approximate dimensions)

Double glazed part glass panelled Main Entrance Door into:

RECEPTION LOBBY

8'4 x 6'10

Double glazed window to front, tiled floor, part glass panelled double glazed door leading into:

HALLWAY	Double glazed part glass panelled rear entrance door, radiator, stairs to the first floor accommodation, storage cupboards and doors off to:
CLOAKROOM	Low level flush WC, medicine cabinet, wash hand basin, tiled floor and splashbacks.
LIVING ROOM	16'11 x 9'11 Large double glazed floor to ceiling internal window to rear, double radiator and double glazed part glass panelled door into:
CONSERVATORY	14' x 10'2 Tiled floor, double glazed windows to side and rear, double glazed part glass panelled french doors leading out onto the rear gardens.
KITCHEN DINING AREA	16'11 x 10'11 Two-double glazed windows to front, base and wall units, 1½ bowl and single drainer sink unit with mixer taps over, plumbing for washing machine and appliance space, electric cooker point with filter hood over, double radiator and tiled splashbacks.
FIRST FLOOR ACCOMMODATION	
MAIN LANDING	Entrance to the loft area above, shelved linen cupboard with radiator and doors off to:
BEDROOM ONE	16'11 x 9'10 Double glazed window to rear with views over the rear garden and towards Llanbadarn Fawr, coved ceiling and radiator.
BEDROOM TWO	10'11 x 8'1 Double glazed window to front, radiator and built in wardrobe.
BEDROOM THREE	10' x 6'2 Double glazed window to front, radiator and built in wardrobe.
SHOWER ROOM	6'4 x 5'6 Radiator, double glazed window to side, pedestal wash hand basin, low level flush WC, corner shower cubicle with various jets and separate shower heads, integral lighting, extractor fan, tiling to water sensitive areas.
EXTERNALLY	To the front of the property is a hard surfaced car parking driveway leading to the garage. Pathway leads to the main entrance door. A mainly lawned front garden with central palm tree and adjoining established hedge and shrubbery. The rear gardens of the property are a real feature of the property and are very well presented and established with planted, lawned, paved and timber decked sitting areas. A lower paved area accessed through a pergola houses:
GARDEN SHED	11'2 x 6'11 Block construction.
GREENHOUSE	

TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Water, Drainage, Gas and Electricity is connected to the property with a Gas-fired central heating system
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///moss.deal.earpiece
COUNCIL TAX	We are advised that the property is currently in Band E
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	TBC























