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PENRHYNCOCH
ABERYSTWYTH
CEREDIGION
SY23 3GZ**



- **EXTENDED & IMPROVED THREE-BEDROOM SEMI-DETACHED FAMILY HOME**
- **SPACIOUS KITCHEN/DINING ROOM AND REAR CONSERVATORY**
- **MODERN BATHROOM AND EN-SUITE SHOWER ROOM**
- **PRIVATE DRIVEWAY WITH GARDENS AND TIMBER-DECKED SITTING AREA,**
- **POPULAR & SOUGHT AFTER PENRHYNCOCH VILLAGE LOCATION**

Extended and Improved Three-Bedroom Family Home in Popular Penrhynoch

An appealing and greatly improved three-bedroom semi-detached family home, ideally situated within this popular residential development in the much sought-after village of Penrhynoch. The property has been thoughtfully upgraded and extended by the current owners and provides well-presented and versatile accommodation, ideally suited to modern family life.

The accommodation includes a welcoming reception room, together with a generous kitchen/dining room providing an excellent heart to the home. To the rear is the added benefit of a conservatory, creating a pleasant additional living space with views and access towards the garden. There are three bedrooms, complemented by a modern family bathroom and a contemporary en-suite shower room to the principal bedroom.

Externally, the property benefits from a private off-road driveway providing valuable parking and incorporating an electric vehicle charging point. The adjoining gardens are predominantly laid to lawn, with a timber-decked sitting area to the rear providing an attractive space from which to enjoy the garden.

The village of Penrhynoch is a highly regarded and conveniently positioned village, located approximately four miles north-east of Aberystwyth and surrounded by the attractive countryside of west Ceredigion. The village provides a useful range of everyday amenities, including a well-regarded primary school, petrol filling station and general stores, together with a village shop and the popular Penrhynoch Football Club, which also has a bar and provides an important hub for the local community.

The nearby village of Bow Street is within easy reach and offers further amenities, together with its recently developed railway station. The station provides a particularly convenient means of travelling to Aberystwyth, making the property an attractive proposition for those wishing to live in a village environment while retaining easy access to the town and its wider facilities.

Aberystwyth is the principal university and administrative centre of west Ceredigion and provides an excellent range of amenities and services. The town offers a diverse selection of local independent businesses alongside well-known national retailers, supermarkets, cafés, restaurants and leisure facilities, while also being home to a wide range of employers including Aberystwyth University, the National Library of Wales, Bronglais General Hospital and various public sector and professional organisations.

One of Aberystwyth's most distinctive features is its extensive Victorian promenade, which stretches along the beautiful Cardigan Bay coastline and provides an outstanding setting for walking and enjoying the sea views. The town also benefits from its railway station, excellent road connections and proximity to some of the most attractive coastal and rural landscapes in west Wales.

Overall, this is a greatly improved family home, combining modern accommodation, useful outside space and private parking with the considerable convenience of village living and excellent access to both Bow Street and Aberystwyth.

PRICE **Offers in the region of £300,000 will be considered (subject to contract)**

ACCOMMODATION – of approximate dimensions:

Double glazed part glass panelled Main Entrance door into:

RECEPTION HALL Timber effect flooring, integral lighting, glass panelled door to the Main Hallway and door to:

CLOAKROOM **5'10 x 3'1**
Low level flush WC, vanity wash handbasin with cupboards below, double glazed window to front, tiled floor and walls.

HALLWAY Timber effect floor, door to the Utility Room and glass panelled door to:

LIVING ROOM	14'11 x 14'11 max Stairs elevating to the first floor accommodation, timber effect flooring, double glazed internal window to rear, double glazed french doors to the Conservatory and large folding glass panelled doors leading through to:
KITCHEN DINER	22' x 11'5 Timber effect flooring, base and wall units, 1½ bowl and single drainer sink unit with mixer taps over, double glazed window to rear, integral dishwasher, four-ring electric hob with stainless steel effect filter hood over, electric oven and grill, appliance spaces, integral lighting, pull out larder unit, electric panel heater, double glazed bi-fold doors leading out to the rear decking and door to:
UTILITY ROOM	7'9 x 7'5 Base and wall units, tall unit, timber effect flooring, single bowl and drainer sink unit with mixer taps above, double glazed window to front and plumbing for washing machine.
CONSERVATORY	13'7 x 11'6 Double glazed windows to side and rear, electric heater and double glazed french doors opening out on to the rear decking.
FIRST FLOOR ACCOMMODATION	
MAIN LANDING	Entrance to the loft area above, shelved linen cupboard and doors off to:
BEDROOM ONE	14'11 x 7'10 Double glazed window to front, large built-in shelved cupboard.
BEDROOM TWO	8'6 x 8'3 Double glazed window to rear.
BEDROOM THREE	16'7 x 11'5 Double glazed window to front, electric heater, integral spotlighting and door to:
EN SUITE	11'4 x 5' Electric chrome effect ladder style radiator, large vanity cupboard housing the WC and two surface mounted wash hand basins, glazed and tiled shower cubicle with both rain and spray heads, integral lighting, tiled floor and walls and two double glazed windows to rear.
FAMILY BATHROOM	8'6 x 6'2 Chrome effect ladder style radiator, vanity wash hand basin with cupboards below, low level flush WC, double glazed window to rear, medicine cabinet, fully tiled walls and floor, panelled P-Shaped bath with shower and glazed shower screen over and integral lighting.
LOFT AREA	The loft above the original part of the house is utilised for storage however we are advised that the loft above the extension has been constructed using attic trusses and has a 'Velux' style skylight installed.
EXTERNALLY	To the front of the property is a tarmacadam car parking driveway with adjoining mainly lawned front garden area. A gated pathway leads along one side of the property to a mainly lawned rear garden with large timber decked sitting area.
TENURE	We are advised that the property is Freehold.

SERVICES	We are advised that Mains Electricity, Water and Drainage is connected to the property.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///habit.wonderful.apparatus
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	On Order











