

*Attention 1st time buyers / Attention Investors. 3 Bed Semi Detached Home. Penrhynoch
Village centre. Aberystwyth.*



56 Dol Helyg Penrhynoch, Aberystwyth, Ceredigion. SY23 3GZ.

£237,500

Ref R/4106/RD

****Attention 1st time buyers**Great Investment opportunity**Immaculately presented 3 bed semi detached home**Off road parking**Private rear garden**Feature Conservatory**Recently decorated**New heating system**New flooring**Walking distance to village amenities**Ideal for those seeking to get on the housing ladder****

****A GREAT OPPORTUNITY NOT TO BE MISSED ! ****

The property is situated within the Dol Helyg development sitting centrally within the village of Penrhynoch. The village offers a good level of local amenities and services including village shop, post office and petrol station, great leisure and sporting facilities, public transport connections, university, primary school. The property lies some 5 minutes drive from the new railway station at Bow Street and also some 10 minutes drive from the University town of Aberystwyth with its comprehensive range of services and amenities including regional hospital, train station, retail parks, traditional High street offerings and its famous promenade.



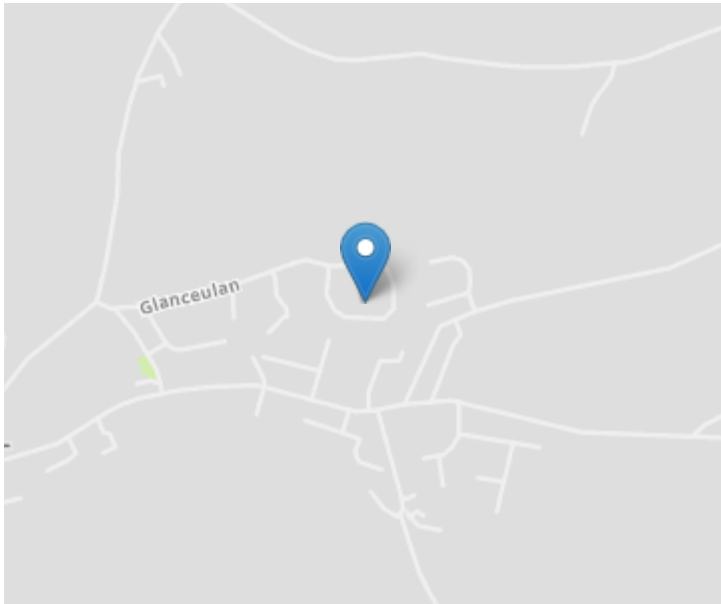
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Kitchen/Dining Room

GROUND FLOOR

Entrance Porch



Accessed via upvc glass panel door, Oak effect flooring, heater.

W.C.

With w.c. single wash hand basin, window to front, Oak effect flooring.





16' 6" x 9' 5" (5.03m x 2.87m) open plan with Oak effect base and wall units with formica work tops, stainless steel sink and drainer with mixer tap, washing machine connection, electric oven and grill, induction hobs with extractor over, tiled splash back, space for free standing fridge freezer, Oak effect flooring, space for dining table. Connecting door into -

Lounge



15' 9" x 16' 6" (4.80m x 5.03m) a large family living room with Oak effect flooring, open staircase to first floor, multiple sockets, heater, TV point, connecting glass door into -



Conservatory



10' 0" x 15' 3" (3.05m x 4.65m) with upvc windows to all side, double glass doors to garden enjoying all day sunshine, new wood effect vinyl flooring, heater, multiple sockets, TV point.

FIRST FLOOR



Landing



6' 2" x 10' 1" (1.88m x 3.07m) with access to loft, new heater.

Front Bedroom 1

9' 6" x 16' 9" (2.90m x 5.11m) a double bedroom, 2 x windows to front, multiple sockets, TV point, heater.





Bedroom 2



Bathroom



6' 5" x 9' 9" (1.96m x 2.97m) with window to rear garden, laminate flooring, multiple sockets.

Rear Bedroom 3



9' 2" x 7' 8" (2.79m x 2.34m) a double bedroom, window to rear, multiple sockets.



5' 7" x 8' 8" (1.70m x 2.64m) with panelled bath with shower over, half tiled walls, single wash hand basin, w.c. laminate flooring, airing cupboard.

EXTERNALLY

To the Front



The property is approached from the adjoining estate road into a private tarmacadamed parking area and side footpath leading through to -

To the Rear

Rear enclosed garden with 6' panel fencing to borders and rear patio extending from the conservatory.

Beyond this area is an enclosed garden area being well maintained with trees to border.

Corner timber Garden Shed - 8' x 4'





TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised the property benefits from mains water, electricity and drainage. Modern Dimplex Quantum electric heating system controlled via a mobile phone also.

Council Tax Band C.



First Floor



Directions

On entering Penrhyncoch village, bear left passing Ger Y Llan housing estate on your left hand side and access to the football pitch on your right. Take the next right hand turning into Glanceulan. Proceed through Glanceulan until you reach the access to Dol Helug, wrapping around to the southern side of the estate and the property is located in a central position as identified by the Agents For Sale Board.

For further information or to arrange a viewing on this beautiful property, contact us:

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