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RICS



Since 1989

A spacious 2 Bed Property. Penrhyncoch Near Aberystwyth - West Wales.



34 Glanceulan, Penrhyncoch, Aberystwyth, Ceredigion. SY23 3HF.

Ref R/2754/RD

£187,000

****2 bed semi detached home**Set within spacious Grounds**Garage/Workshop**Conservatory**Good Standard of Living Accommodation**Ample Private Parking**Attention 1st time buyers**Ideal Investment Opportunity**Convenient Village Location**Close to woodland and country walks****

****AN OPPORTUNITY NOT TO BE MISSED****

The property is situated within the popular village of Penrhyncoch being on the fringes of the larger Mid Wales strategic town of Aberystwyth. The village offers an excellent range of facilities including popular local shop, post office and petrol station, a renowned local primary school, excellent play facilities, rural woodland walks. Being 10 minutes drive to Aberystwyth town centre offering a wider range of local and national retailers, regional Hospital, University, National Library, Welsh Government and Local Authority Offices and national Rail Connections.

GROUND FLOOR

Entrance Hallway

3' 0" x 6' 3" (0.91m x 1.91m) accessed via upvc glass panel door, understairs cupboard, laminate flooring.

Dining Area

9' 8" x 12' 9" (2.95m x 3.89m) window to front, heater, laminate flooring, multiple sockets, TV point, space for 6+ dining table. Open plan through to -



Kitchen

9' 1" x 11' 2" (2.77m x 3.40m) with Oak effect kitchen base and wall units 1½ stainless steel sink and drainer with mixer taps, space for washing machine, formica worktop, electric oven with gas hobs with extractor over, vinyl flooring, tiled splashback. Door through to -



Conservatory

10' 3" x 9' 8" (3.12m x 2.95m) windows to all sides and side door to garden, multiple sockets. Laminate flooring.



Lounge

17' 4" x 12' 9" (5.28m x 3.89m) accessed from main hallway with dual aspect windows overlooking garden, fireplace with timber surround, marble effect hearth, electric fire, TV point, multiple sockets.



FIRST FLOOR

Landing

With heater and window.

Bedroom 1

9' 10" x 12' 9" (3.00m x 3.89m) a double bedroom, side window overlooking the village, multiple sockets, fitted cupboard housing hot water cylinder.,



Bathroom

Comprising a white bathroom suite to include a P shaped panelled bath with electric Triton shower over, w.c. single wash hand basin and vanity unit with tiled walls, spot lights to ceiling, side window.



Bedroom 2

8' 5" x 9' 0" (2.57m x 2.74m) a single bedroom with side window, multiple sockets.



EXTERNALLY

To the Front

The property is approached from the adjoining estate road with good sized parking forecourt leading to raised lawned area with feature pond.

Other self contained areas of the garden.



Garage/Workshop

19' 11" x 14' 11" (6.07m x 4.55m) a large block built facility with dual aspect windows to side and rear, double wooden doors to front, fully insulated walls, concrete floor, multiple sockets.



Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Electric Central Heating.

Directions

From Aberystwyth take the A487 coastal trunk road North up Penglais Hill for approximately 2 miles. Turn right for Penrhyncoch (sign posted). Proceed over the crossroads to Penrhyncoch. Upon entering the village, take the 2nd turning right onto Glanceulan and 34 Glanceulan is the first on the right hand side as identified by the Agents for sale board.

