

Attention 1st time buyers. Attention investors. Well presented 3 bedroom home. Penparcau, Aberystwyth, West Wales.



No. 4 Ystwyth Close, Penparcau, Aberystwyth, Ceredigion. SY23 3RU.

£165,000

R/4965/RD

**** Attention 1st time buyers ** Attention investors ** Well presented 3 bedroom home ** Comfortable living accommodation ** Walking distance to local amenities and primary school ** Situated within popular local development ** Low maintenance front and rear garden ** Double glazing throughout ** Mains gas central heating ** A great opportunity to get on the housing ladder ****

The property is situated on the edge of Aberystwyth town centre within the community of Penparcau offering a primary school, mini supermarkets, post office and good public transport public connectivity to Aberystwyth town centre which is the main strategic town in mid-Wales which offers excellent employment and tourism prospects with regional hospital, university, Welsh Assembly Government offices and other employment opportunities. The town also offers local cafes, bars, restaurants, traditional high street offerings, Network Rail connections and large scale employment opportunities.



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ACCOMMODATION

The accommodation provides as follows:

Entrance Porch



5' 9" x 8' 8" (1.75m x 2.64m) Glass uPVC door with side glass panel, laminate flooring, BT point, understairs cupboard.

Lounge

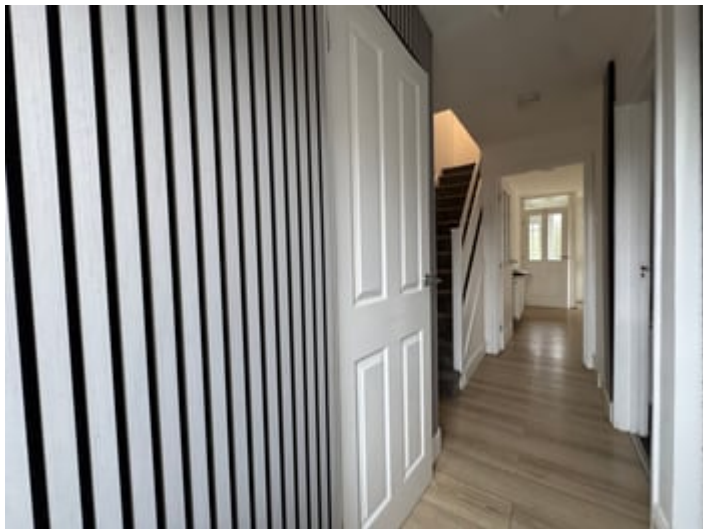
14' 8" x 14' 5" (4.47m x 4.39m) with sliding patio doors to front, laminate flooring, multiple sockets, radiator.



Inner Hallway

With glass panel door to garden, radiator, laminate flooring, stairs to first floor.





Kitchen

11' 6" x 12' 1" (3.51m x 3.68m) with a range of base and wall units, Formica worktop, induction hob with extractor offer, double oven and grill, stainless steel sink and drainer with mixer tap, rear window to garden, wall mounted gas boiler, vinyl flooring, radiator, space for dining table.

WC



WC, single wash hand basin on vanity unit.

FIRST FLOOR

Landing



With access to loft, airing cupboard.

Front Bedroom 1



8' 3" x 8' 7" (2.51m x 2.62m) window to front, radiator, multiple sockets, storage cupboard.

Front Bedroom 2





11' 7" x 8' 9" (3.53m x 2.67m) double bedroom, window to front, multiple sockets, radiator, fitted cupboard.

Rear Bedroom 3



12' 4" x 12' 7" (3.76m x 3.84m) double bedroom, window to rear, multiple sockets, radiator, built-in cupboard.

Bathroom



Panelled bath with shower over, WC, wood effect vinyl flooring, single wash hand basin on vanity unit, heated towel rail, panelled walls and ceiling, rear window.

EXTERNAL

To Front





The property is approached from the adjoining estate road with steps leading down to the front patio area with footpath access to the front door.

To Rear

Enclosed rear patio area with steps leading down to a rear communal footpath, side storage shed.



MONEY LAUNDERING REGULATIONS

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water, electricity and drainage. Mains gas central heating.

MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate 1203

Parking Types: On Street.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (62)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

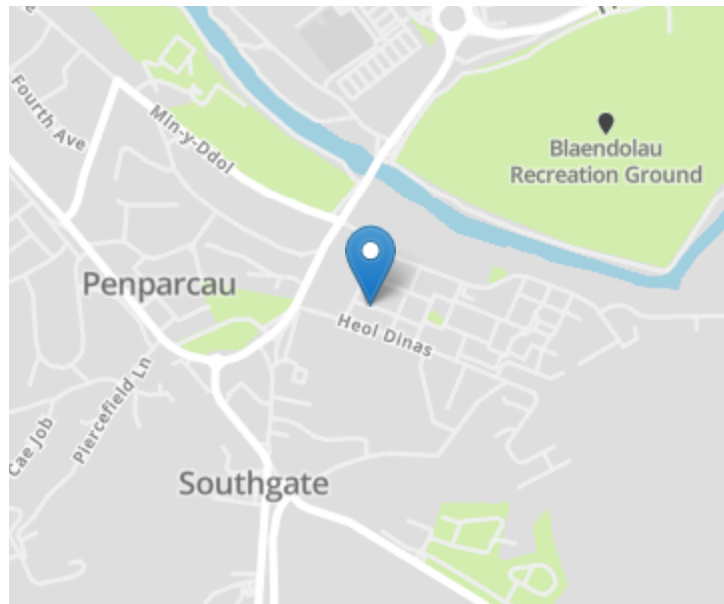
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Penparcau road roundabout proceed onto the A4120 Heol y Bont down towards Aberystwyth town centre passing Heol Dinas on your right hand side continuing down the hill taking the next right hand turning onto Heol Tyn y Fron. Proceed for approximately 200 taking the next right hand turning into Heol Bryn and continue to the layby half way up the hill on your left hand side. Proceed on foot to the entrance to Ystwyth Close and the property is the second on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

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