

*Attention 1st time buyers / investors ! A 2 bed end of terrace property. Edge of Aberystwyth town centre. Penparcau Aberystwyth - West Wales.*



84 Heol Tyn Y Fron Penparcau, Aberystwyth, Ceredigion. SY23 3SD.

**£159,500**

**Ref R/4757/ID**

**\*\*Attention 1st time buyers / investors ! \*\*Comfortable 2 bed end of terraced property\*\*Convenient edge of town location\*\*Low maintenance rear garden\*\*Double Glazing throughout\*\*Mains gas central heating\*\*Good proportioned rooms\*\***

The accommodation provides - entrance hall, lounge, rear kitchen/dining room, utility room. First floor - 2 double bedrooms, bathroom and separate wc.

The property is situated approximately a mile from Aberystwyth town centre, a 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 benefits from local cafes, bars, restaurants, local and national retailers, network rail connections, excellent public transport connectivity and access to the main promenade and the All Wales coastal path.



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## GROUND FLOOR

### Entrance Hall

6' 0" x 8' 5" (1.83m x 2.57m) via upvc half glazed door, central heating radiator, laminate flooring. Stairs rising to first floor.



### Front Lounge

13' 4" x 14' 9" (4.06m x 4.50m) with large double glazed window to front, central heating radiator, alcoves, laminate flooring, TV point, door into -



### Kitchen/Dining Room

16' 7" x 9' 5" (5.05m x 2.87m) range of fitted base and wall cupboard units with formica working surfaces above, Zanussi electric oven with 4 ring LPG hob, 1½ stainless steel drainer sink, tiled splash back, central heating radiator, space for 4 seater dining table. Door into understairs storage cupboard.







### Utility Room

With plumbing for automatic washing machine and outlet for tumble dryer, Worcester gas fired boiler.

## FIRST FLOOR

### Landing

12' 0" x 5' 9" (3.66m x 1.75m) with access hatch to loft, airing cupboard.

### Front Bedroom 1

10' 8" x 13' 3" (3.25m x 4.04m) with large double glazed window to front with lovely views towards the national library, central heating radiator, built in cupboard.



### Rear Double Bedroom 2

10' 4" x 13' 5" (3.15m x 4.09m) with double glazed window to rear, central heating radiator.



### Bathroom

5' 5" x 5' 4" (1.65m x 1.63m) comprising of a panelled bath with Creda electric shower above, pedestal wash hand basin, pvc lined boards, frosted window to rear, central heating radiator, extractor fan.



### Separate w.c

2' 7" x 5' 7" (0.79m x 1.70m) with frosted window to rear, low level flush w.c.



## EXTERNALLY

### To the Front

The property is approached via an adopted estate road. Ample street parking.

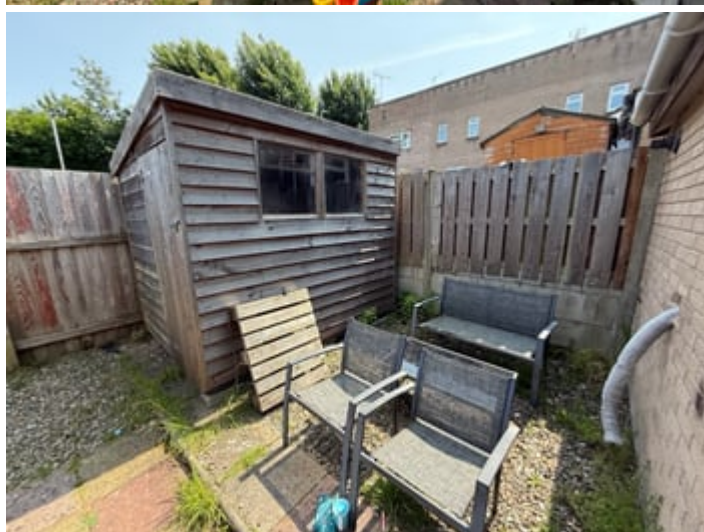


### To the Rear

A fully enclosed rear garden laid to slabs and chippings for ease of maintenance.

Useful Garden Shed.





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### Services

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

Council Tax Band - C (Ceredigion County Council)

TENURE - Freehold.

### 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

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

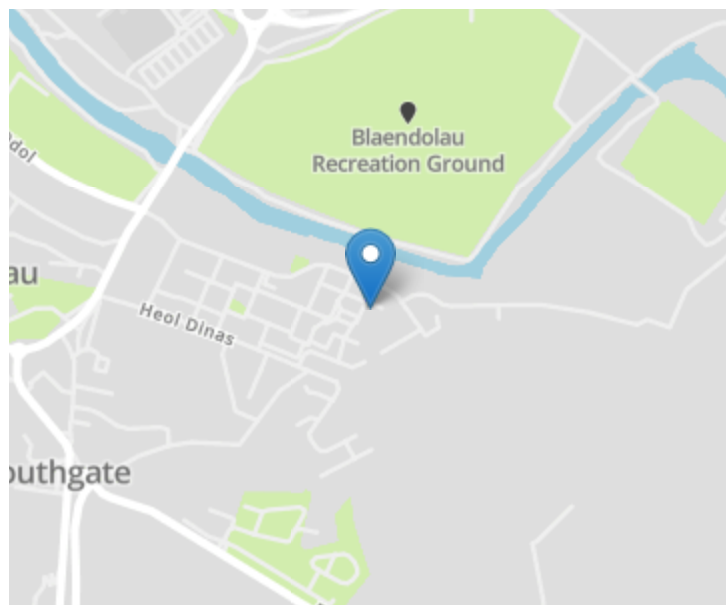
**Any risk of coastal erosion?** No

**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 Aberystwyth town centre, proceed down Park Avenue until you reach Morrisons roundabout. Take the 3rd exit south towards Aberaeron. Take the first left on climbing the hill onto Heol Tynyfron, continue for approximately 250 yards, taking the third right hand junction and the property will be first on the left hand side.

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

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