

*Perfect Family Home! Well Presented, totally refurbished 3 bedroom house. Penparcau, Aberystwyth.*



5 Min Y Ddol, Penparcau, Aberystwyth, Ceredigion. SY23 1RG.

£215,000

R/4077/ID

\*\* Attention 1st time buyers / Perfect family home \*\* Recently modernised 3 bedroom house \*\* Spacious enclosed rear garden \*\* New kitchen, bathroom, flooring etc \*\* Double glazing throughout \*\* Mains gas central heating \*\* Views over park and football field \*\*

The property comprises of - Ent hall, front sitting room, rear lounge/dining/kitchen area. First floor - 2 double bedrooms, 1 single bedroom, bathroom and separate WC.

Property is situated approximately 1 mile from Aberystwyth town centre. Strategic town in Mid Wales and offers excellent employment and tourism and close proximity of the regional hospital, University of Wales and Welsh Assembly Government offices. Having local cafe's, bars, restaurants and local and national retailers, Network Rail connections, excellent public transport connectivity and access to the promenade and the all Wales Coastal Path.



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### Entrance Hall

9' 6" x 6' 11" (2.90m x 2.11m) via half glazed composite door, double glazed window to front, stairs facing to first floor, central heating radiator, wood effect laminate flooring.



### Front Sitting Room

16' 6" x 11' 2" (5.03m x 3.40m) into window to front, central heating radiator, wood effect laminate flooring, built-in cupboard unit.



### Open Plan Kitchen/Dining/Lounge

13' 2" x 9' 0" (4.01m x 2.74m) lounge area with double glazed window to rear, wood effect laminate flooring, picture rail, TV point, 4'6 ft archway into -





### Kitchen/Dining Room

9' 2" x 9' 6" (2.79m x 2.90m) with a range of stylish modern base and wall cupboard units with oak work surfaces above, inset 1 1/2 drainer sink with mixer tap above, Beeko electric oven with 4 ring ceramic hob, pull out extractor hood, tiled splash-back double glazed window to front, central heating radiator, door into understair cupboard, space for four seater dining table, space for fridge freezer.





## FIRST FLOOR

### Landing

9' 6" x 9' 10" (2.90m x 3.00m) with access to loft, door into airing cupboard housing a Valliant gas fired boiler.

### Front Master Bedroom

13' 7" x 10' 2" (4.14m x 3.10m) with 2 double glazed windows to front, central heating radiator, bespoke walk-in wardrobe behind, feature panels to half wall.



### Rear Bedroom 2

9' 0" x 13' 9" (2.74m x 4.19m) with double glazed window to rear, central heating radiator.



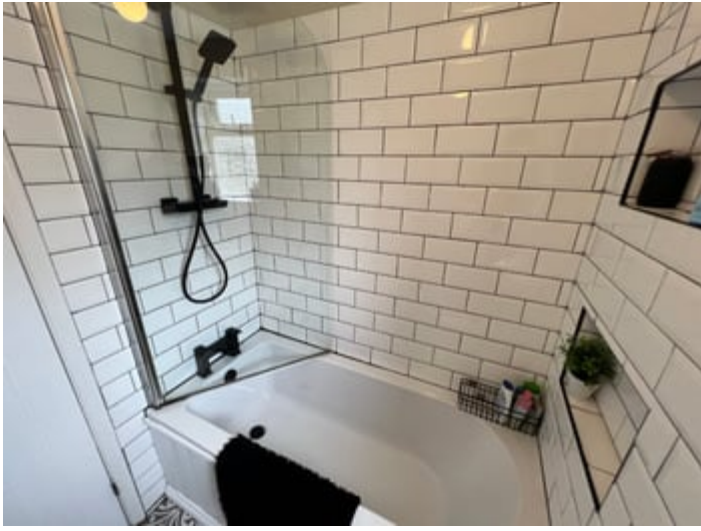
### Front Bedroom 3

9' 0" x 9' 0" (2.74m x 2.74m) with double glazed window to front, central heating radiator, wardrobe with rail.



### Modern Bathroom

5' 5" x 4' 9" (1.65m x 1.45m) with a modern white suite comprising of a panel bath with mains powered shower above, gloss white vanity unit with inset wash hand basin, frosted rear window, heated towel rail, half tiled wall, tiled flooring.



### Separate WC

5' 6" x 2' 8" (1.68m x 0.81m) with low level flush WC, wash hand basin, half tiled walls, tiled flooring, frosted window to rear.



### EXTERNALLY

#### To the rear

Is an enclosed south facing rear garden, mostly to lawn with raised patio/decking area and useful cedarwood garden shed, shrub and flower borders .





**To the front**

Gravelled forecourt with path leading to front door with paved path. Street parking.



## **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**

The property benefits from : mains water, electricity, drainage, mains gas central heating and fibre optic broadband.

Tenure : Freehold

Council Tax Band : C

## Directions

From Aberystwyth town centre, proceed down Park Avenue until you get to the Morrisons roundabout. Take the third exit south towards Aberaeron. Take the first right on climbing the hill onto Min y Ddol. The property can be found on the left hand side as identified by the agents 'for sale' board.

Tenure : Freehold

Council Tax Band : C (Ceredigion County Council)

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

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