

*Convenient 3 bedroom detached bungalow, corner plot. Popular village of Penrhynoch, near Aberystwyth, Ceredigion*



**42 Ger Y Llan, Penrhynoch, Aberystwyth, Ceredigion. SY23 3HQ.**

**£279,000**

**R/4537/ID**

**\*\* Convenient, 3 bedroom detached bungalow, situated on a corner plot \*\* Located in the popular village of Penrhynoch**  
**\*\* Level walking distance to all village amenities \*\* Recently redecorated \*\* 17 PV solar panels \*\* Electric heating system \*\***  
**Off-road parking for 3 cars \*\* Single garage \*\* Double glazing throughout \*\***

Property comprises of - Entrance Hall, Lounge/Dining Room, Kitchen, Bathroom, 2 Double and 1 Single Bedrooms.

The property is situated within the village of Penrhynoch being on the outskirts of the larger town of Aberystwyth. Penrhynoch offers a good level of local amenities and services including primary school, village shops, Post Office, petrol station, active football club and leisure facilities, public transport connectivity and nearby countryside walks. Larger town of Aberystwyth offers a regional hospital, university, National Library, Welsh Government and Local Authority offices, retail parks, supermarkets, industrial estate, large scale employment opportunities.



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## ENTRANCE HALL

7' 1" x 4' 0" (2.16m x 1.22m) with half glazed uPVC door with glazed side panel, laminate flooring, glazed door leading to -

## LOUNGE/DINING ROOM

16' 3" x 17' 6" (4.95m x 5.33m) (max) with large double glazed window to front, 5'5" patio doors to side, 2 high retention electric heating systems, laminate flooring, door leading to -



## KITCHEN

12' 0" x 11' 2" (3.66m x 3.40m) (max) with range of fitted base and wall cupboard units with Formica work surfaces above, electric oven, 4 ring ceramic hob, stainless steel extractor hood, inset stainless steel drainer sink, tiled flooring, tiled splashback, spotlights to ceiling, half glazed exterior door to side and pantry cupboard.



## BATHROOM

7' 5" x 8' 6" (2.26m x 2.59m) with fully tiled walls, white suite comprising of a P shaped bath with Triton electric shower above and shower screen, low level flush WC, pedestal wash-hand basin, extractor fan, spotlights, Dimplex electric heater and airing cupboard housing the hot water tank.



## DOUBLE BEDROOM 1

11' 3" x 10' 3" (3.43m x 3.12m) A lovely double room with double glazed window to side and electric radiator.



## DOUBLE BEDROOM 2

10' 4" x 12' 2" (3.15m x 3.71m) another double room with double glazed window to side, electric radiator and wall lights.



### SINGLE REAR BEDROOM 3

8' 2" x 12' 3" (2.49m x 3.73m) with double glazed window to front and electric radiator.

## EXTERNALLY

### To the front

The property is approached via the adopted state road, onto a tarmac drive with ample private parking for 3 cars leading to a -



### Single Garage

10' 0" x 20' 0" (3.05m x 6.10m) with up/over door and electric connected.



### GARDEN

The property is situated on a corner plot offering a spacious garden, mostly laid to lawn with many mature trees, flowers and hedge rows. There is also a recently installed, raised composite decking area and pergola.





Council Tax Band C - Ceredigion County Council

Tenure - Freedhold



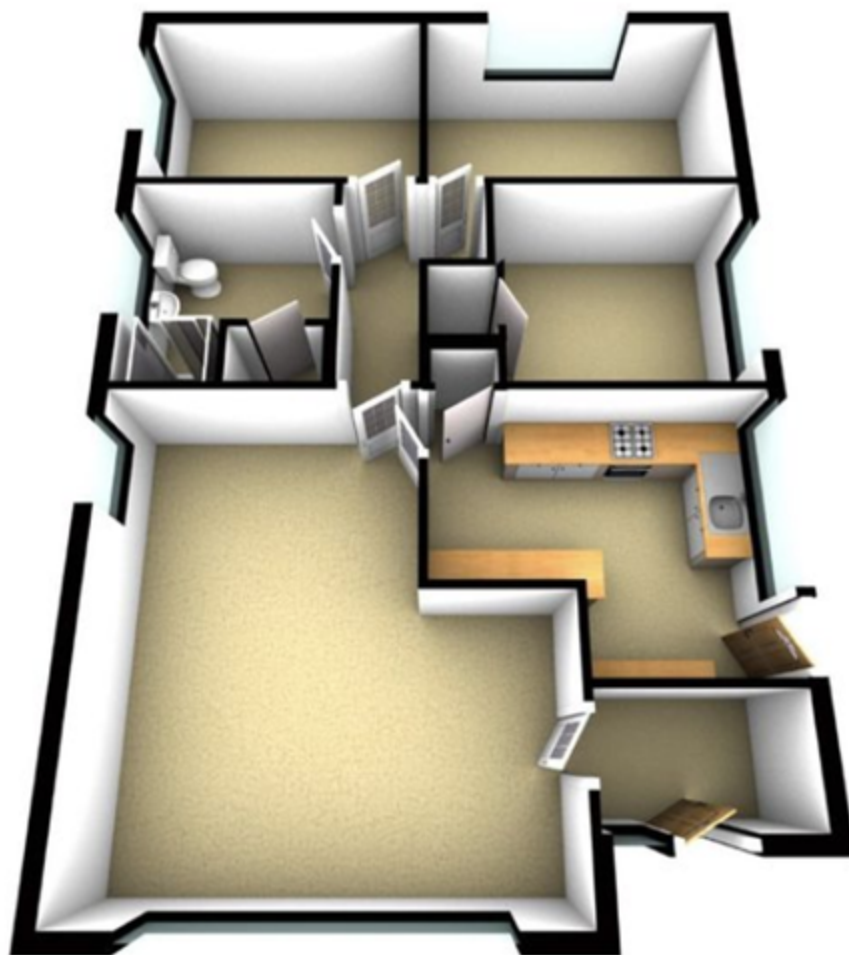
## MONEY LAUNDERING REGULATIONS

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.

## Services

The property benefits from mains water, electricity and drainage. Electric heating system. 17 PV solar panels.

Ground Floor



## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Off Street.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** A (97)

**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


The property is best approached on entering Penrhyncoch from Plas Gogerddan, continue past the BP filling station and take the next left hand junction onto the Ger y Llan estate. Take the first left and you will see the property on the right hand side as identified by the agents 'For Sale' board as the corner plot.

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	97	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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