



Penparcau

£169,000



Tucked away in a quiet location in the village of Penparcau with ample on-street parking, number 6 is a stunning stone built home which maintains much of its original character, whilst being perfectly adapted for modern living. Close to local amenities including a local butchers, a Co-op, Spar, fish and chip shop, post office, a primary school and park, plus excellent access to Aberystwyth both by foot and public transport links.

- 3 BEDROOM STONE TERRACED HOUSE
- BRAND NEW MODERN KITCHEN
- ENCLOSED REAR GARDEN
- OPEN PLAN KITCHEN/DINER
- 5 MINUTES FROM ABERYSTWYTH TOWN
- CLOSE TO LOCAL AMENITIES

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
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Call 01970 636000 to arrange a viewing

PROPERTY COMPRISES

Property is entered via door into entrance hallway with stairs up to the first floor and communicating door to lounge. Unless expressly stated all rooms have a range of power points, double glazing and radiators. The property is heated via gas central heating. Council tax band "C".

LOUNGE

20' 5" x 11' 6" (6.24m x 3.53m) Flooded with natural light from the large windows overlooking the front of the property and the window to rear. Gas fireplace provides not only a charming focal point but the recesses are perfect for family photographs, books and belongings making this a characterful yet contemporary space. Neutral coloured walls reflect along the wood laminate flooring. From this room there is a communicating doors to the kitchen/dining.

KITCHEN

11' 0" x 8' 6" (3.37m x 2.61m) Located at the rear of the property this lovely contemporary kitchen comprises of white gloss base level units, complete with laminate wood work surfaces over. Stainless steel sink with single bowl and single drainer. Integrated microwave, washing machine, dishwasher and four burner electric oven and grill with extractor over. In this room there is space for large fridge freezer. Under stair storage. Archway to open plan dining area. Window to side.

DINING ROOM

11' 6" x 11' 1" (3.53m x 3.40m) Adding to sense of merry communion with this room, there is an archway joining to a dining area with tiled effect flooring which is currently being used as an art studio by the current owner. Opaque windows and doors out to the side and rear to patio area and small garden.

FIRST FLOOR

Exposed wooden stairs to first floor where you have communicating doors to bathroom and bedrooms.

BEDROOM ONE

11' 4" x 10' 1" (3.47m x 3.09m) Neutrally painted with original floorboards. Light and spacious double bedroom with window to front elevation with deep sill enjoying a pleasant open aspect with views of the National Library of Wales and distant countryside. Shelving to recess perfect for extra storage and to place personal belongings.

BEDROOM TWO

9' 1" x 8' 5" (2.78m x 2.57m) Similar to the master, bedroom two is neutrally painted and has exposed original floorboards. Light and spacious double bedroom with window to rear elevation. Built in storage.

BEDROOM THREE

6' 9" x 5' 8" (2.06m x 1.75m) The smallest out of the three bedrooms, decorated in a lilac. This room could be utilised for what ever the next owner wishes, whether it be used as a single bedroom, study or nursery. Window to front with views.





BATHROOM

10' 0" x 9' 5" (3.05m x 2.89m) Decorated in greys, the bathroom recently upgraded with an oversized bath with electric shower above, sink, low flush WC and built in storage. Window to side.

OUTSIDE OF PROPERTY

To the rear of the property is an enclosed rear garden mostly laid to lawn with a patio area ideal for alfresco dining during the summer months. Within the garden is a large timber built shed. Accessed via the kitchen/dining room.







IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2019 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

C

Energy Efficiency Rating

TBC

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

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Terrace Road
Aberystwyth
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Opening Hours

Monday - Friday: 9am - 6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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