

Blaenplwyf

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Local Authority

Ceredigion County Council

Council Tax Band

C

Energy Efficiency Rating

E

Viewing Arrangements

Strictly by appointment
through Alexanders

Blaenplwyf

Asking Price £190,000

Three Bedroom Home in Blaenplwyf

Located in the popular village of Blaenplwyf just 4 miles South of Aberystwyth. Village conveniences include a shop, regular bus route and primary school nearby in Llanfarian. This three bedroom property would make the ideal first time home. Featuring spacious rooms, countryside views and a garden.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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PROPERTY COMPRISES

Unless otherwise stated, all rooms have double glazed windows, a range of power points and radiators. The property is heated via LPG gas central heating and connected to mains electricity water and drainage.

ENTRANCE HALLWAY

A bright entrance hallway with wooden flooring and communicating doors to the living room and dining room.

LIVING ROOM

12' 2" x 11' 3" (3.72m x 3.45m)

Bright living area with wooden flooring and feature picture rail. The large window looks over the front garden.

DINING ROOM

15' 5" x 13' 11" (4.7m x 4.26m)

Spacious dining room with feature fireplace, wooden flooring and a view out over the rear garden.

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KITCHEN

12' 2" x 8' 9" (3.73m x 2.67m)

Wood effect base and eye level units with marble effect worktops. The kitchen houses a built in oven and ceramic hob with overhead extractor. Also containing stainless steel sink and drainer. Communicating door through to the rear garden.

FIRST FLOOR

BEDROOM ONE

14' 1" x 12' 1" (4.3m x 3.69m)

The master bedroom is sizable with plush grey carpets, built in storage and a large window overlooking the garden.

BEDROOM TWO

11' 3" x 10' 8" (3.44m x 3.27m)

A second double bedroom, spacious with plush grey carpet and countryside view.

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BEDROOM THREE

8' 1" x 7' 8" (2.47m x 2.36m)

The smaller of the three bedrooms is currently utilised as an office space but could easily be a comfortable single bedroom.

BATHROOM

6' 4" x 5' 11" (1.95m x 1.82m)

Modern bathroom with full white suite including WC, hand basin and shower. Black and silver flecked aqua paneling to water sensitive areas.

OUTSIDE SPACE

A sizable space made up of lawn area, gravel and paving. Housing a useful storage shed and providing plenty of space for outdoor seating.

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Opening Hours

Monday - Friday: 9am to 6pm

Saturday: 10am to 4pm

Alexanders Residential Sales

Cambrian Chambers

Terrace Road

Aberystwyth

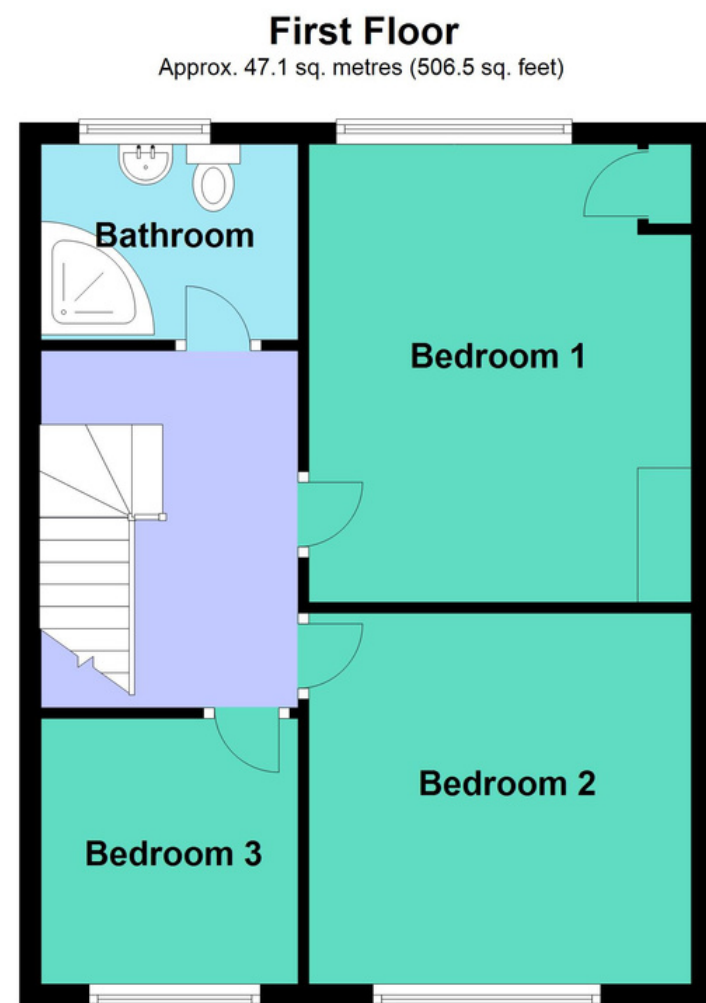
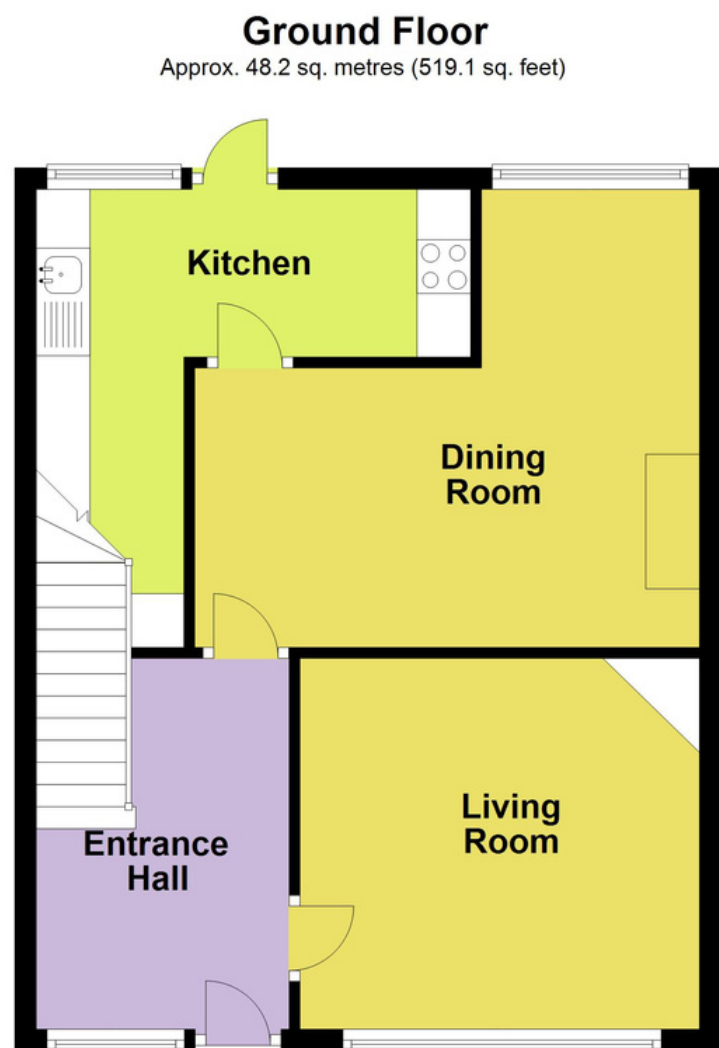
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Total area: approx. 95.3 sq. metres (1025.6 sq. feet)

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, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2023

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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