



Penparcau

£140,000



An opportunity to purchase a two bedroom end of terraced property in Penparcau. The property is located with easy access to Aberystwyth Town Centre by car or foot. The property provides a long lounge area, two great sized double bedrooms, large rear garden. Looking for a quick sale, number 86 could be transformed with a little TLC into a great first time home.

- TWO BEDROOM HOUSE
- LARGE RAISED GARDEN
- LOOKING FOR A QUICK SALE
- 5 MINUTES TO TOWN CENTRE
- A "FIXER-UPPER" PROPERTY
- OPEN TO OFFERS
- GREAT FIRST TIME HOME

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Terrace Road
Aberystwyth
Ceredigion
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www.alexanders-online.co.uk
Call 01970 636000 to arrange a viewing

86 RHYDYBONT

Within walking distance of all amenities and the local primary school Rhydybont is an ideal location for families to be in.

Young professionals will also appreciate this property as Aberystwyth University, Bronglais Hospital, and the National Library of Wales (the three largest employers in the region) are only a 5 minute drive away. Unless expressly stated all rooms have a range of power points, single glazed uPVC windows throughout.

ENTRANCE HALL

Staircase leading up to the first floor landing and communicating door to the living room.

LOUNGE/DINER

21' 4" x 9' 5" (6.52m x 2.88m) Generous space which also houses the dining table - the perfect space for entertaining.

Laminate is laid to the floor and from this room two windows look out onto the front and rear of the property and lets in plenty of natural light; there is also a communicating door from this room into the kitchen.

KITCHEN

7' 6" x 5' 1" (2.29m x 1.55m) An expansive kitchen fitted with a range of country style wooden base and eye-level units, complete with roll-top work surfaces over, the kitchen has a single bowl, single drainer, sink with mixer tap over.

From this room windows overlook the rear garden, which is highly practical and low-maintenance garden, but could be easily changed by the more green-fingered. Currently in place there is a 4 ring electric hob cooker with oven and grill bellow, and there is space for a fridge/freezer and washing machine.

STORAGE ROOM

10' 4" x 8' 11" (3.17m x 2.72m) Accessed via door from the kitchen and also from a door to the front of the property this is an excellent storage space.

FIRST FLOOR

MASTER BEDROOM

14' 0" x 7' 10" (4.28m x 2.40m) Fully carpeted generous sized room with ample space for bedroom furniture. Two windows to the front of the property flooding the room with natural light with elevated views over the village of Llanbadarn Fawr.

BEDROOM TWO

12' 2" x 9' 5" (3.73m x 2.88m) Another well-proportioned bedroom, which is neutrally painted fully carpeted throughout. This bedroom has window overlooking the rear of the house into the garden.

BATHROOM

5' 5" x 4' 9" (1.67m x 1.47m) White suite comprising of bath with triton shower over. Privacy window to the rear with tiling to water sensitive areas.





WC

Separate to the family bathroom, white low flush WC with privacy window to the side of the property.

OUTSIDE OF PROPERTY

Terraced garden laid to lawn. Being on two levels, there is scope to do something interesting in the design of this garden, and for a seasoned or aspiring master gardener, this could be an interesting project. There is ample space for garden furniture for entertaining in the warmer months and room an outside shed for storage.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2020 -

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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GROUND FLOOR

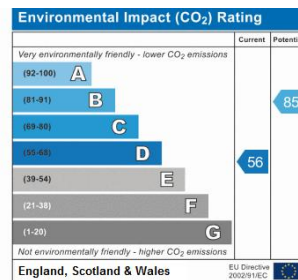
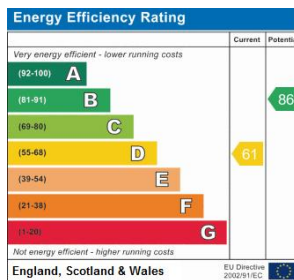


FIRST FLOOR



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.



Local Authority
Ceredigion County Council

Council Tax Band
C

Energy Efficiency Rating
61

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.

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

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