



## Penparcau

£220,000



### Ceredigion

A house that is as large on the inside as it is on the outside! Presenting 36 Maes Heli, a four bedroom house with masses of space for all the family. If you need an extra room for the kids to play in, a larger kitchen/diner for all the family to fit around at tea time, a garden big enough for trampolines and swings for the kids, sheds for dad, and decking area for table and chairs for mum, then this one is for you!

- FOUR BEDROOMS
- SPACIOUS GARDEN & DECKING AREA
- NO CHAIN!
- CONSERVATORY/PLAYROOM
- LARGE KITCHEN/DINER
- PERFECT FAMILY HOME
- READY TO MOVE STRAIGHT INTO

Cambran Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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Call 01970 636000 to arrange a viewing



## MAES HELI

Located in Penparcau, with ample on-street parking, this home in Maes Heli is a stunning family home which is ready to move straight into. Close to local amenities, almost everything you could want is within close reach with a mere ten minute walk being the only separation between you and Aberystwyth town.

## PROPERTY COMPRISES

Property is entered via double glazed uPVC door into the entrance hallway. Unless expressly stated all rooms have a range of power points, television points, radiators and the property is heated currently with gas central heating. All main services are connected. Council tax band "C".

## ENTRANCE HALL

8' 10" x 8' 0" (2.71m x 2.44m) On entering the property, you are greeted by carpeted stairs up to the first floor. Communicating doors to living room, kitchen/diner and bathroom. Natural light floods from the landing from a stained glass window, creating an light and airy welcome to the property.

## LIVING ROOM

15' 0" x 11' 11" (4.58m x 3.65m) The definition of "cozy". A room where all the family congregates to watch movies and cuddle up next to the log burner. Spacious and airy, light beams from the window to the front. Wooden floor. Adding to sense of merry communion with this room is the sliding door into the kitchen/diner. One can imagine sharing gossip and details of one's day whilst one party cooks and the other puts their feet up. There are two entrances between the living and dining area, allowing for the rooms to be separated should that be a requirement.

## BATHROOM

7' 8" x 5' 4" (2.35m x 1.64m) Two privacy windows to the front. White suite comprising, low flush WC, hand wash basin and bathtub with electric shower over.

## KITCHEN/DINER

18' 11" x 11' 5" (5.78m x 3.48m) Fitted with a range of base and eye level units, complete with work surfaces over. In terms of fixtures and fittings, there is space suitable for a free standing fridge freezer, cooker and also plumbing for washer/dryer. Currently in place is a table that seats up to 8. For added practicality, there is also two build in storage cupboards, and a window overlooking the side of the property letting in natural light and doors to conservatory/playroom.

## CONSERVATORY/PLAYROOM

16' 6" x 11' 7" (5.03m x 3.54m) A room currently dedicated to the children. A fantastic space for whatever the next owner wishes. Currently utilised as a playroom. A range of sockets and TV point. Doors out to garden.

## FIRST FLOOR

Stairs rise and turn to the first floor. Gorgeous stained glass window with a rose allowing light to beam down the hallway and landing.

## MASTER BEDROOM

12' 10" x 11' 6" (3.92m x 3.53m) A true master bedroom in respect to size and charm, this bedroom a large window overlooking the rear of the property. Neutrally decorated and space is utilised well. Fitting a double bed, dressing table, wardrobe and drawers.





### BEDROOM TWO

11' 0" x 8' 10" (3.37m x 2.71m) Neutrally decorated and fully carpeted. Large window overlooking the front. The current owners have utilised the space well by fitting built in storage wardrobes that are 1m deep.

### BEDROOM THREE

11' 0" x 9' 0" (3.36m x 2.75m) Currently housing bunk beds, but could easily be another double room. Window overlooking the front.

### BEDROOM FOUR

12' 1" x 6' 11" (3.69m x 2.12m) Currently housing a single but could be another double room. Window overlooking rear. Built in storage. Fully carpeted.

### OUTSIDE OF PROPERTY

Not only is this property large on the inside but it has the most fantastic garden space on the outside. It is certainly a garden that could have everything! With wooden fencing for perimeters, the garden is private with entrance at the front and side. There is a wooden decking area, great for table and chairs, lawned area and enough space for trampoline, wendy house and sheds! There is potential to create parking with the property at the rear.











### VIEWINGS

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

### 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.

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## GROUND FLOOR

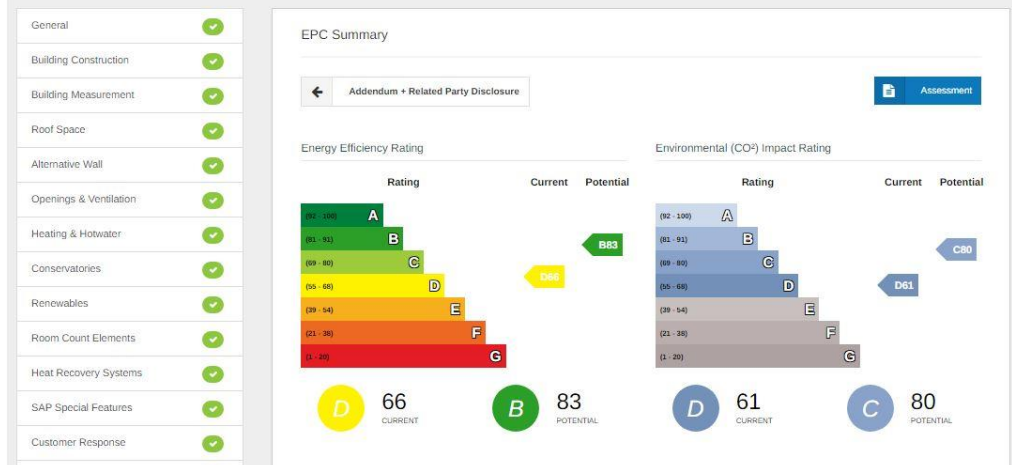


## FIRST FLOOR



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.

36 MAESHELI, PENPARCAU, ABERYSTWYTH, ABERYSTWYTH, SY23 1TA



## 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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## Opening Hours

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

## Contact Us

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