



**11 Fourth Avenue,  
Penparcau, Aberystwyth SY23 1RA**

**Offers in the region of £180,000**

3 Bedroomed Mid Terraced House  
Generous Sized Living Room and Kitchen/Diner  
Large Level Garden  
Fantastic Views  
EER TBC

## **DESCRIPTION**

A three bedroomed extended mid terraced house in the popular residential area of Penparcau. The property boasts fantastic views over town and lower Rheidol Valley, large living space and kitchen, generous sized level lawned garden with handy store shed. The property would make for a brilliant family home!

## **RECEPTION PORCH**

Entered via door to front, door to;

## **RECEPTION HALL**

Stairs to first floor, understairs store, door to;

## **LIVING ROOM**

5'10 / 17'4 x 12'8 (1.78m / 5.28m x 3.86m)  
Wood effect opening to, dining room and:

## **KITCHEN DINER**

15'4 x 11'1 (4.67m x 3.38m)  
Fitted with a range of base and eye level units, stainless steel sink and drainer, plumbing for washing machine, stainless steel extraction hood, window to side, window to rear.

## **DINING ROOM**

10'11 x 9' + 6'4 x 4' (3.33m x 2.74m + 1.93m)  
Wood effect flooring, window to front.

## **FIRST FLOOR**

## **LANDING**

Window to side, doors to:

## **BEDROOM 1**

12'9 x 10'1 (3.89m x 3.07m)  
Window to rear.

## **BEDROOM 2**

11' x 9'4 (3.35m x 2.84m)  
Window to front.

## **BEDROOM 3**

9' x 7'1 (2.74m x 2.16m)  
Window to rear.

## **BATHROOM**

5'11 x 5'2 (1.80m x 1.57m)  
Suite comprising bath with shower attachment, WC, wash hand basin.

## **EXTERNALLY**

The property benefits from a garden area to the fore. To the rear of the property is a garden and useful **STORE**. Rear access leads onto rear pathway.

## **SERVICES**

We are advised that mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01970 630721 or e-mail [aberystwyth@johnfrancis.co.uk](mailto:aberystwyth@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**





11 Fourth Avenue, Penparcau, Aberystwyth SY23 1RA



**John.  
Francis**

