



**3 Rheidol View, Penparcau**  
**Aberystwyth Ceredigion SY23 1RN**  
**Guide price £155,000**



An end of terrace traditional 3 bedroomed house with rear garden. (EER 43)

The property is in need of modernisation and enjoys an excellent location at Penparcau within a short walking distance of all local amenities which are on offer to include Post Office, general stores and primary school. There is a regular bus service nearby to Aberystwyth town centre which is within two miles travelling distance. Aberystwyth is a popular coastal resort and university town with a good range of both local and national retailers.

The accommodation is well laid out as highlighted on the floor plan. There is a side pedestrian access to the pleasant rear garden which can be further developed.

### TENURE

Freehold.

### SERVICES

All mains services are connected, gas fired central heating.

### VIEWING

By appointment only through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com Adhering to Covid-19 current regulations.

3 Rheidol View provides for the following accommodation. All room dimension are approximate and all images have been taken by a wide angle lens digital camera.

### GROUND FLOOR

#### FRONT ENTRANCE DOOR TO

#### RECEPTION HALLWAY

Stairs to first floor accommodation, radiator, door to

#### LIVING ROOM

11' x 20'1 (3.35m x 6.12m )



Windows to fore and rear. Fireplace with gas fire and meter cupboard to side. Fitted recess cupboard, under stairs store cupboard, radiators. Door to



#### BASIC KITCHEN

10'4 x 7'2 (3.15m x 2.18m)



Single drainer stainless steel sink unit. Base and eye level units with appliance spaces. Tiled splashbacks. Window to rear and door to

#### REAR HALLWAY

Door to garden and access to

#### SHOWER ROOM

4'1 x 5'5 (1.24m x 1.65m)

WC, cubicle with mixer tap, wash hand basin, wall mounted fan heater, extractor fan.

#### FIRST FLOOR

Landing with stairs to second floor and wall mounted Worcester gas fired central heating boiler.

### BEDROOM 1

8'9 x 11'3 (2.67m x 3.43m)



Window to fore, radiator and fitted wardrobe.

### BEDROOM 2

8'1 x 5' (2.46m x 1.52m)



Window to fore, radiator and fitted wardrobe.

### BATHROOM

5'4 x 8'8 (1.63m x 2.64m)



Wc, pedestal wash hand basin, bath with Tirton shower over and screen. Large airing cupboard (under stairs) with radiator, obscured window to rear, radiator.

### ATTIC BEDROOM 3

15'5 x 14'6 maximum dimensions (4.70m x 4.42m maximum dimensions)



L-shaped in nature. Part sloping headroom, two velux windows, radiator and under eaves storage.

## EXTERNALLY



Small paved front garden with side pedestrian path leading to a raised paved garden (see photo).

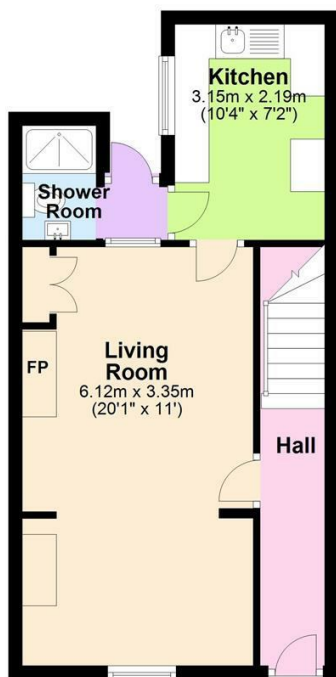


## DIRECTIONS

From Aberystwyth proceed south over Trefechan Bridge to Penparcau. Turn left just before the butcher's shop and 3 Rheidol View is on your right hand side

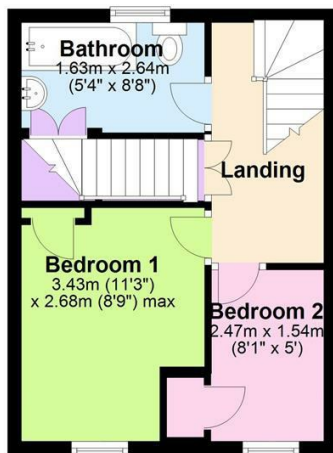
### Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



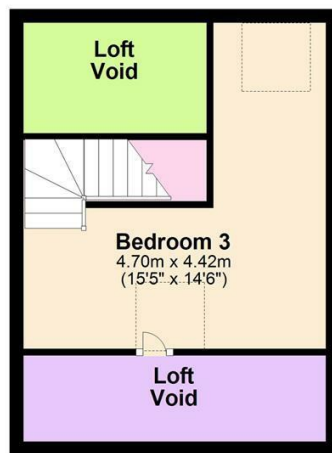
### First Floor

Approx. 25.1 sq. metres (270.6 sq. feet)



### Second Floor

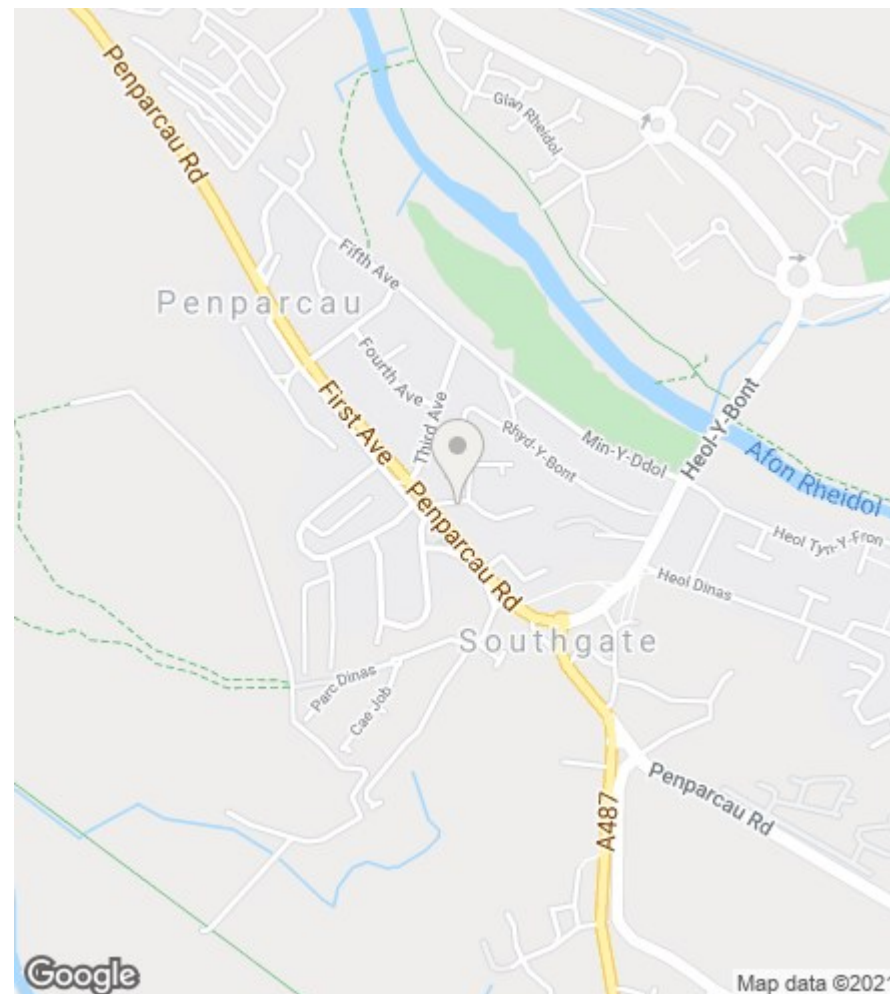
Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 89.1 sq. metres (958.6 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

### 3 Rheidol View, PENPARCAU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		36	71
England & Wales		EU Directive 2002/91/EC	

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