



Panteg , Blaenplwyf
Aberystwyth Ceredigion SY23 4DH
Guide price £245,000



Well situated at this popular village a 3/4 bedroom an end of terrace traditional property with rear garden.

Panteg well presented throughout benefiting from oil fired central heating and is double glazed. The accommodation is highlighted on the attached floor plan. The attic bedroom is currently approached by folding steps from the landing. It may be possible to provide a wider staircase by sacrificing the existing linen cupboard on the Landing - the bedroom is high enough

There is a community Shop at Blaenplwyf and a primary school is but a mile or so travelling distance at Llanfarian. The University and market town of Aberystwyth is 4 miles travelling distance to the north the town having an excellent range of social, leisure and educational facilities to cater for the large local and student populations. There is a paved patio and lawn to the rear of Panteg were there's a pleasant outlook over the surrounding farmland.

TENURE

Freehold

COUNCIL TAX

Band

SERVICES

All mains services are connected.

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Panteg provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

FRONT PORCH

with tiled floor and door to

RECEPTION HALLWAY

with radiator and door to

SITTING ROOM

11'3 x 13'1 (3.43m x 3.99m)



with an attractive Victorian fireplace with a slate hearth and log burner. Recess cupboards to each side and window to fore.

SPACIOUS KITCHEN/ DINING ROOM

8'8 x 19'2 max (2.64m x 5.84m max)



Comprising 1 ½ sink unit unit with mixer tap. Range of base units with integrated Zanussi electric cooker and hob over. Eye level units with extractor hood, splashbacks, cooker point, appliance space and plumbing for dishwasher. Tiled floor, radiator and stairs to floor accommodation. Door and window to rear.



FIRST FLOOR ACCOMMODATION

LANDING

with linen cupboard, radiator and steps to attic bedroom. Doors to

BEDROOM 1

8' x 8'8 (2.44m x 2.64m)



with exposed wooden floor, radiator and window to fore.

BEDROOM 2

10'9 x 13'2 (3.28m x 4.01m)



with exposed wooden floor, radiator and window to fore.

UTILITY ROOM

12'2 x 4'1 (3.71m x 1.24m)



with tiled floor, plumbing for automatic washing machine and radiator.

BEDROOM 3

7'8 x 9'3 (2.34m x 2.82m)



with exposed wooden floor, radiator and window to rear.

BATHROOM

6'1 x 4'9 min (1.85m x 1.45m min)



comprising bath with Mira shower, WC and wash hand basin. Tiled floor, part tiled walls, radiator and window to rear.

ATTIC BEDROOM

18'3 x 17'1 max (5.56m x 5.21m max)



with exposed beams, under eaves storage, radiator and 2 velux windows. Sloping head room.

EXTERNALLY



Small front garden area
Side pedestrian path to rear garden with immediate paved patio area with steps leading up to lawn garden area with oil tank and garden shed. A pleasant outlook over the farmland and number of shrubs

Worcester free standing oil fired central heating boiler



DIRECTIONS

From Aberystwyth take the A487 coastal trunk road South for 4 miles to Blaenplwyf. Panteg on the right hand side just before the first house on your left. The property is denoted by a for sale board.

