



3 Pantydderwen, Llandre
Aberystwyth Ceredigion SY24 5BT
Guide price £175,000



A 2 Bedroomed 3 storey terrace house with rear garden situated in the sought after residential village of Llandre.

The property provides for deceptively spacious accommodation on three floors with a kitchen/dining room on the Lower Ground Floor, Spacious living room on the Ground Floor and 2 Bedrooms and WC on the First Floor. A good investment property, 3 Pantydderwen has been tenanted over recent years.

The nearby village of Bow Street provides for a range of local amenities that include a general store and primary school. There is a regular bus service that runs to Llandre from Aberystwyth, and there is bus station in the nearby village of Bow Street. The sea side town Aberystwyth is a mere 5 miles away and the town has a good range of social, leisure and educational facilities for the large local and student population.

TENURE

Freehold

COUNCIL TAX

Band C

SERVICES

All mains services are connected.

VIEWING

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

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

FRONT ENTRANCE DOOR TO

Reception hallway with radiator, door to living room and

LIVING ROOM

19'0" x 13'9" (5.8 x 4.2)



With windows to fore and rear, stone fireplace with slate hearth with exposed floor boards, radiators and storage cupboard. Stairs heading down towards



DOWNSTAIRS KITCHEN

13'9" x 20'0" (4.2 x 6.1)



Comprising of radiator, boiler and laminate wooden floor. With window to rear and door to rear garden

Stairs to Second Floor landing

UPSTAIRS BATHROOM

5'10" x 6'6" (1.8 x 2)



Comprising of Bath with electric shower, WC, wash hand basin and heated towel rail, with window to rear,

BEDROOM 1

12'5" x 7'2" (3.8 x 2.2)



With window to rear and exposed floor boards

BEDROOM 2

14'1" x 6'2" (4.3 x 1.9)



With windows to fore with exposed floor boards



EXTERNALLY



With access from downstairs kitchen to a lengthy lawned garden. Shared pedestrian right of way to side of adjoining properties



DIRECTIONS

From Aberystwyth take the A487 coastal trunk road North up Penglais Hill to Bow St, on the northern edge of the village turn Left (signposted Borth) and proceed on this road and the property is on the left hand side of the road.

