



Parc Bach , Dol-Y-Bont
Aberystwyth Ceredigion SY24 5LX
No onward chain £325,000



A well presented 3 bedroomed detached house with a large private garden, garage and driveway near the coast.

Parc Bach is conveniently situated just off the Aberystwyth to Borth coastal road in the village of Dol-Y-Bont. The accommodation is well laid out, externally the property has a lot to offer with the spacious rear garden, ample vehicle parking driveway and double garage with office space.

Local amenities are within a short travelling distance in the popular coastal resort of Borth to include General stores, Primary School and Public Houses. The bus stop is just a few steps away from the property and there is also a railway station at Borth for ease of access to Aberystwyth, Machynlleth and beyond. Aberystwyth has a good range of both local and national retailers to cater for the large student and local population.

NO ONWARD CHAIN

TENURE

Freehold

SERVICES

Oil fired central heating (with combi boiler). Mains electric and water. Private drainage.

COUNCIL TAX

Band D

VIEWING

Strictly by appointment with the selling agents, Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, SY23 1NP 01970 626160 or sales@aledellis.

Parc Bach provides for the following

accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

DOWNSTAIRS WC

3'92 x 4'89 (0.91m x 1.22m)

With obscured window to side, WC, Wash hand basin.

LIVING ROOM

19'22 x 15'42 (5.79m x 4.57m)



With windows to fore and both sides, log burner with stone feature surround, radiators and vinyl flooring.



KITCHEN

9'05 x 10'05 (2.87m x 3.18m)



Comprising a fitted shaker style kitchen with a range of base and eye level units, tile effect flooring, appliances spaces, stainless steel sink with mixer tap, tiled splashbacks and electric oven

with hob over. Window to rear and door to external rear deck.

UTILITY ROOM

7'36 x 10'42 (2.13m x 3.05m)



With window to rear and side, tiled flooring, radiator, appliance spaces.

FIRST FLOOR

BEDROOM 1

8 x 12'22 (2.44m x 3.66m)



With window to fore, radiator and exposed beam.

BATHROOM

7'92 x 7'31 (2.13m x 2.13m)



With obscured window to rear, bath tub with shower over, WC and wash hand basin.



BEDROOM 2

15'57 x 8'48 (4.57m x 2.44m)



With window to fore and radiator.



BEDROOM 3
10'53 x 7'47 (3.05m x 2.13m)



With window to rear & side and radiator.

EXTERNALLY



To the rear, as highlighted in the photographs there is a beautiful lawned garden with elevated large decking, the perfect sun seating and BBQ area.

Double Garage
20'5 x 20'3 (6.22m x 6.17m)



With electricity and external office/storage space.





for 2 miles before turning right (just after the railway bridge) to Dol Y Bont. Parc Bach is the first property on your right hand side.



DIRECTIONS

From Aberystwyth take the A487 coastal trunk road North for 4 miles to Bow Street. On the northern edge of the village turn left (near garage and pub) on to the B4353 Borth road and proceed

