



19 Ger Y Llan, Penrhyncoch
Aberystwyth Ceredigion SY23 3HQ
Guide price £335,000



A beautifully presented detached 3 bedroomed bungalow in a sought after residential area with private driveway, chalet, spacious rear yard and planning permission to extend.

Ger Y Llan is a popular residential estate situated within level walking distance of all local amenities on offer which include post office, garage/ general stores and primary school. There is a regular bus service available to the university and market town of Aberystwyth which is but 4 miles or so travelling distance on the coast. Aberystwyth has a good range of both local and national retailers to cater for the large local and student populations.

The bungalow is situated to the rear of the estate and has very well laid out external space which bordering the River Stewi. In addition the bungalow, there is a chalet which is a great space for a home office or just an additional living space! The property has the benefit of being heated by Air Source, having solar panells on the roof space and is well insulated as well as being fully double glazed.

Number 19 has been fully modernised from decor to electrical works and early inspection is highly recommended as seldom does a bungalow come to market in such good order.

TENURE

Freehold.

SERVICES

Mains electric, water and drainage. Air Source central heating with roof space solar panels.

VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com
19 Ger Y Llan provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

COUNCIL TAX

Band E.

Front Entrance Door to Reception Hallway



With laminate flooring, large storage cupboard/airing cupboard, access to loft hatch and doors to

Living Room

20'5" x 11'4" (6.24 x 3.47)



A bright and spacious lounge space with laminate flooring, large windows to fore & side, feature fireplace, radiator, spotlights and access to



Snug/Study

12'2" x 8'10" (3.72 x 2.70)



With carpeted flooring, radiator and large window to fore.

Kitchen

11'11" x 11'4" (3.65 x 3.46)



Comprising a range of well laid out base and eye level units with sink with mixer tap, breakfast bar areas, Belling cooking range and hob over with extractor fan hood above. Appliance spaces, tiled flooring and tiled splashbacks, door and window to external side.



Showroom



With a corner shower cubicle with fully body jets, fully tiled surround walls and flooring, radiator, obscured window to side and wash hand basin set in vanity unit.

Bathroom



With jacuzzi bath and shower over, wc with built in wash hand basin, obscured window to side and fully tiled walls and flooring.

Bedroom 1

13'4" x 10'10" (4.07 x 3.31)



With radiator and large window to rear boasting superb country views!

Bedroom 2

13'9" x 9'10" (4.20 x 3.00)



With radiator and large window to rear (also sharing the stunning view!).

Bedroom 3

10'4" x 9'3" (3.17 x 2.83)



With window to side and radiator.

Externally



The property is approached via a tarmacadmed driveway with space for ample vehicles. The property enjoys a front lawned area and following the driveway down to the chalet with access to the rear garden.

The decking leads to the rear spacious gravelled and paved area with garden sheds, several seating spots and steps down to the bottom paved space (great for storage). There is a gated full walk way surrounding the property for ease of access.



Chalet

12'8" x 18'8" (3.88 x 5.70)



A great space for the workers from home or a lovely hobby room. Electricity connected.



Planning Permission

The property has had planning permission granted (App Number A220096) for a proposed removal of the existing chalet and the erection of a single storey extension. Plans available upon request.

Directions

From Aberystwyth take the A487 trunk road north from Aberystwyth for approximately two miles before turning right for Penrhyncoch (signposted). Proceed over the crossroads to the village. Take the first major turning left on to the Ger Y Llan estate before bearing left and following the round and number 19 can be denoted by our For Sale Board.

Ground Floor

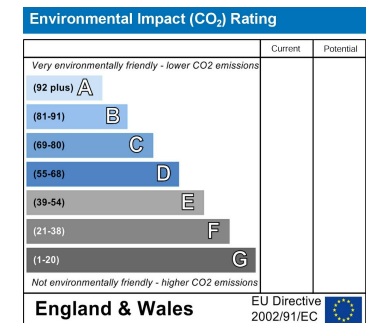
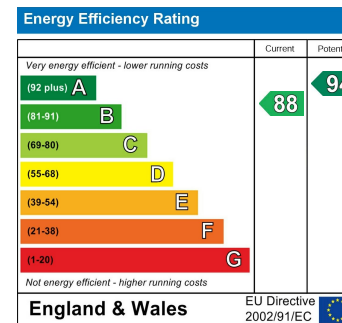
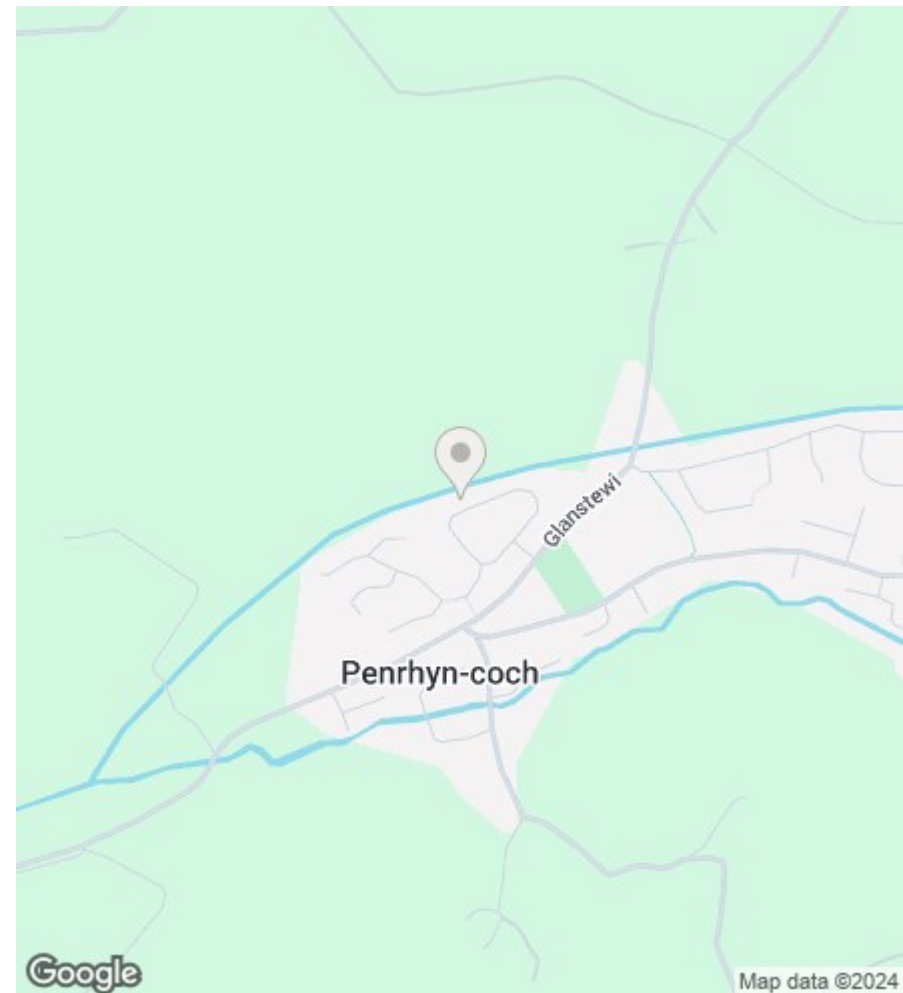
Approx. 104.6 sq. metres (1126.3 sq. feet)



Total area: approx. 104.6 sq. metres (1126.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

19 Ger Y Llan, Penrhyncoch, ABERYSTWYTH



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