



17 Y Ddol Fach, Penrhyncoch
Aberystwyth Ceredigion SY23 3NJ
Guide price £440,000



A stunningly presented modern 4 bedroomed detached with garage executive style home in a popular residential village with beautifully maintained garden and outstanding rear country views!

Number 17 Y Ddol Fach was built just over 20 years ago and has since been very well kept by the original owners, the house has been a loved family home for those many years and is a superb opportunity for anybody looking to purchase a turn key property on the outskirts of Aberystwyth area. Seldom do properties like this in the village come to market!

Penrhyncoch is convenient to many local amenities 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 layout of the property works superbly well, the ground floor although having divided living to kitchen area has a very open plan through feel as highlighted in the photographs. The property also benefits from having a separate study and integral garage/gym. All four bedrooms are comfortable good sized double bedrooms as well as having plenty of storage space.

Early inspection is highly recommended!

TENURE

Freehold.

SERVICES

Oil fired central heating with underfloor heating throughout the ground floor including the garage and radiators on the first floor.

Mains water, electric and drainage.

COUNCIL TAX

Band F.

VIEWING

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

sales@aledellis.com

17 Y Ddol Fach provides for the following accommodation.

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

Front Entrance Door

Into

Reception Hallway



A lovely and bright reception hallway with tiled flooring, spotlights, understairs storage cupboard, stairs to first floor accommodation and double doors to

Living Room

15'8" x 24'0" (4.79m x 7.32m)



A large living area with dual aspect natural light from the bay window to fore and French doors to rear patio. Luxury vinyl floor tiles, spotlights and feature gas fireplace.





Open Plan Kitchen Dining Room
20'4" x 24'2" I shaped (6.2m x 7.37m I shaped)



A spacious open plan kitchen dining room with tiled flooring throughout the area, the hub of the home.

Kitchen Area
15'6" x 13'0" (4.74m x 3.98m)



Comprising a wrap around fitted kitchen with a range of base and eye level units, LPG gas cooking range with large oven and 5 ring hob and extractor fan hood above. 4 Seater breakfast bar, integrated appliances, stainless steel sink with mixer tap, windows to fore & side.



Dining Area
11'7" x 15'4" (3.54m x 4.69)



A generously sized dining space with French doors to rear and door/opening to

Study

11'2" x 8'8" (3.42m x 2.65m)



The ideal home office area with window overlooking the garden.

Utility

10'10" x 6'11" (3.31m x 2.11m)



A useful utility area with appliance spaces, base and eye level units with sink, door to external rear and door to integral garage and door to

Downstairs WC



With window to rear, wc and wash hand basin.

Integral Garage

11'6" x 19'5" (3.53m x 5.93m)

A great space for a home gym/general storage with up and over garage door to front driveway. Underfloor heated.

First Floor Accommodation

Landing/Snug Area



With feature window to rear with wonderful views, access to loft space and doors to



Bedroom 1
13'8" x 10'10" (4.18m x 3.31m)

Bedroom 2
13'8" x 10'5" (4.17m x 3.18m)

Bathroom
8'8" x 10'11" (2.65m x 3.33m)



With built in double wardrobes/storage space, laminate flooring, large window to rear and radiator.

With window to fore, built in mirrored double wardrobe with sliding doors, grey wood effect laminate flooring and radiator.

A super modern large bathroom comprising of jacuzzi bath, corner shower cubicle, wash hand basin, led lit mirror, corner wc, window to rear and radiator.



En Suite



With obscured window to side, tiled flooring, panelled surround, wc, wash hand basin set in vanity, mirror above and step in shower cubicle with waterfall shower.

Bedroom 4

11'7" x 11'10" (3.55m x 3.63m)



The last of the four bedrooms but again good sized with great rear window views, laminate flooring and radiator.

Bedroom 3

12'3" x 15'8" (3.75m x 4.78m)



With window to fore, radiator, spacious storage cupboard and door to en suite



Externally

The property has a front and side private tarmac driveway with parking for ample vehicles with both side pedestrian access to

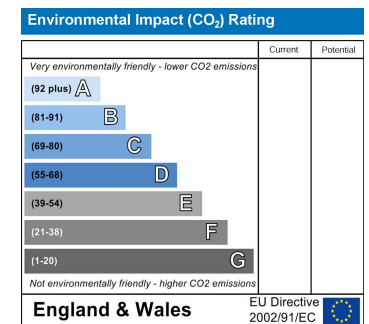
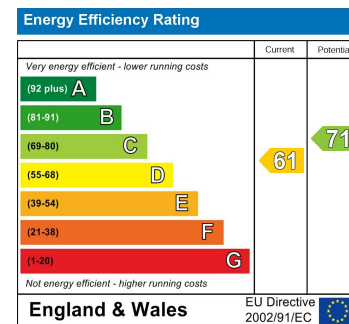
Rear Garden



An impressive large garden with recently done stone patio which wraps around the property and flat sizeable lawned garden.







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