



78 Ger Y Llan, Penrhyncoch
Aberystwyth SY23 3HQ
Guide price £385,000



The property is well laid out with four good sized bedrooms as highlighted in the photographs but viewing is highly recommended to appreciate. Number 78 has been well taken care of by our clients for many years and it is a superb opportunity for anybody looking to purchase a family home in the Penrhynoch area.

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.

TENURE

Freehold.

SERVICES

Mains water, electric and drainage. Air source central heating with Solar Panels generating a feeding tariff.

VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com

78 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 Sliding Door

Into

Front Porch



With main front entrance door into

Reception Hallway

With laminate tiled flooring, staircase to first floor, access to under stairs storage cupboard and doors through to

Front Lounge/Study

10'7" x 8'9" (3.25m x 2.69m)



A generous sized second reception room which could be well utilised as a lounge, formal dining room or home office with window to fore, laminate tiled flooring and radiator.

Kitchen Diner

14'11" x 10'11" (4.57m x 3.35m)



The hub of the home comprising a wood effect fitted kitchen with a range of base and eye level units, cooking range, stainless steel sink, appliance spaces, radiator, extractor fan hood and tiled splashbacks. Door to external rear and windows to rear & side.



Living Room

18'11" x 12'2" (5.79m x 3.73m)



A spacious main living area with electric feature fireplace, window to fore, radiator and sliding door out to rear decking.



Downstairs WC



With wc, wash hand basin and obscured window to rear.

First Floor Accommodation

Landing



With access to loft space, airing cupboard and doors through to

Bedroom 1

11'8" x 10'2" (3.56m x 3.10m)



With window to fore, radiator and double fitted wardrobes.



Bedroom 2

8'5" x 11'8" (2.59m x 3.56m)



With window to rear and radiator.

Shower Room



A modernised shower room with step in shower cubicle, wc, wash hand basin, obscured window to rear and tiled throughout.



Bedroom 3

12'2" x 9'3" (3.73m x 2.82m)



With window to rear, radiator and laminate flooring.

Bedroom 4

10'0" x 8'9" (3.05m x 2.69m)



Currently utilised as a home studio - with window to fore and radiator.

Externally

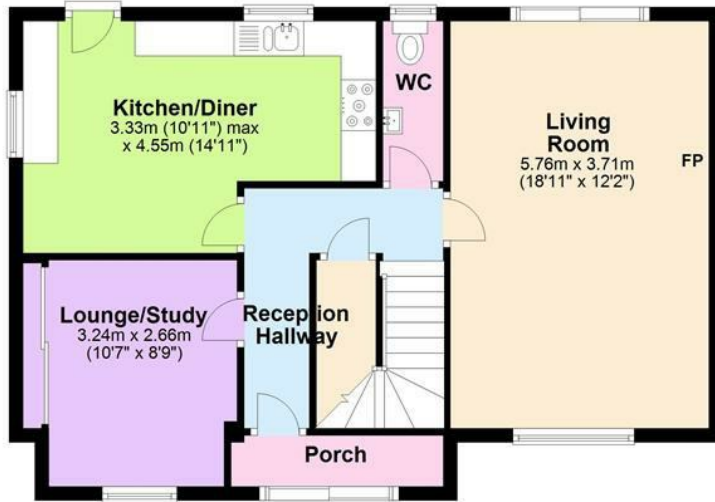


The owner obtained permission to extend the width of the driveway and to have dropped kerbs installed by an authorised contractor with the work approved after completion (as highlighted on the photograph) which leads to the detached garage. The well maintained front garden wraps around the property with gated access either side to the rear to a private low maintenance garden, a superb sun seating spot with decked area and pergola.



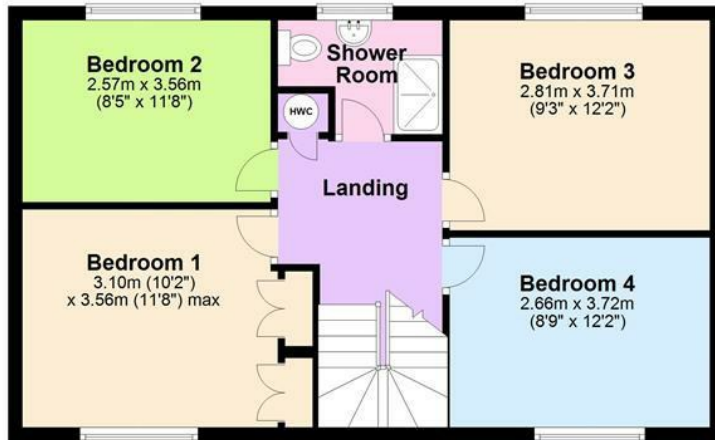
Ground Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



First Floor

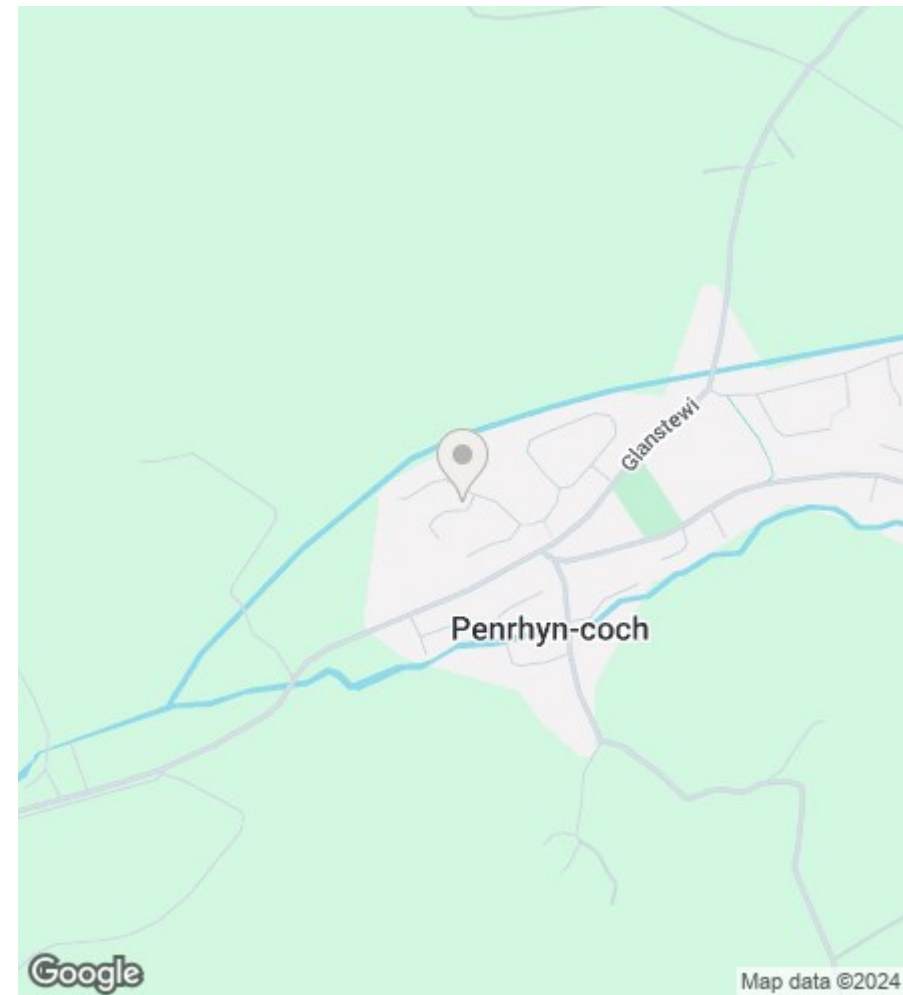
Approx. 57.5 sq. metres (619.0 sq. feet)



Total area: approx. 119.6 sq. metres (1287.8 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.

78 Ger Y Llan, Penrhyncoch, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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