



**14 Penmaesglas Road,
Aberystwyth Ceredigion SY23 1JP**
Guide price £215,000



A great opportunity to acquire a mid terraced 3 bedroomed town house, a superb rental or family home with rear courtyard within a short walking distance of the town centre and promenade.

14 Penmaesglas Road has been let for the last few years generating a good steady income and is now as highlighted in the photographs vacant and chain free which allows for a hopeful quick sale. The property has been well maintained by the current owners and viewings are highly recommended.

Penmaesglas Road is convenient to all amenities, Aberystwyth being an important Mid Wales town with a range of local and national retailers as well as being convenient to some major employers such as Bronglais Hospital, The National Library and The University.

TENURE

Freehold.

VIEWING

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

SERVICES

Mains services connected. Mains gas fired central heating. Double glazing.

COUNCIL TAX

Band D.

14 Penmaesglas Road provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

Front Entrance Door

Inner Porch into

Reception Hallway



With attractive original tiled flooring, radiator, stairs to first floor accommodation and doors through to

Living Room

12'9" m x 11'7" (3.91 m x 3.55m)



With window to fore, slate fireplace surround, marble back and hearth.

Dining Room

9'9" m x 11'1" (2.99 m x 3.38m)



With window to rear and radiator. The room could also be utilised as a space for a home office/study or additional bedroom.

Kitchen

9'2" x 8'4" (2.80m x 2.56m)



Comprising a fitted kitchen with range of base and eye level units with single drainer sink, appliance spaces, radiator, under stairs storage, window to side and half glazed door to external rear.

First Floor Accommodation

Half Landing to

Bathroom



Comprising low level flush wc, wash hand basin set in vanity cupboard, extractor fan, panel bath with shower unit over and Worcester wall mounted gas central heating boiler.



Main Landing

With access to large loft hatch access to spacious insulated loft space ideal for loft conversion with the necessary permissions/regulations and door to.

Bedroom 1

11'0" x 0'0" (3.37m x 0.00m)



With window to rear, radiator and feature fireplace.

Bedroom 2



With bay window to fore and radiator.

Bedroom 3



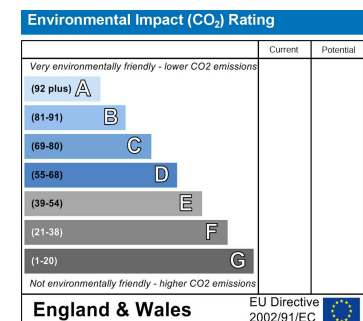
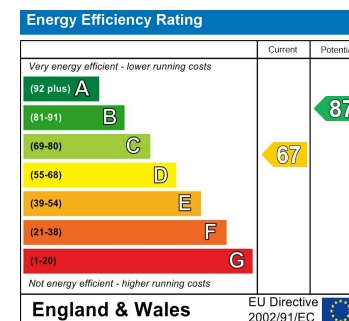
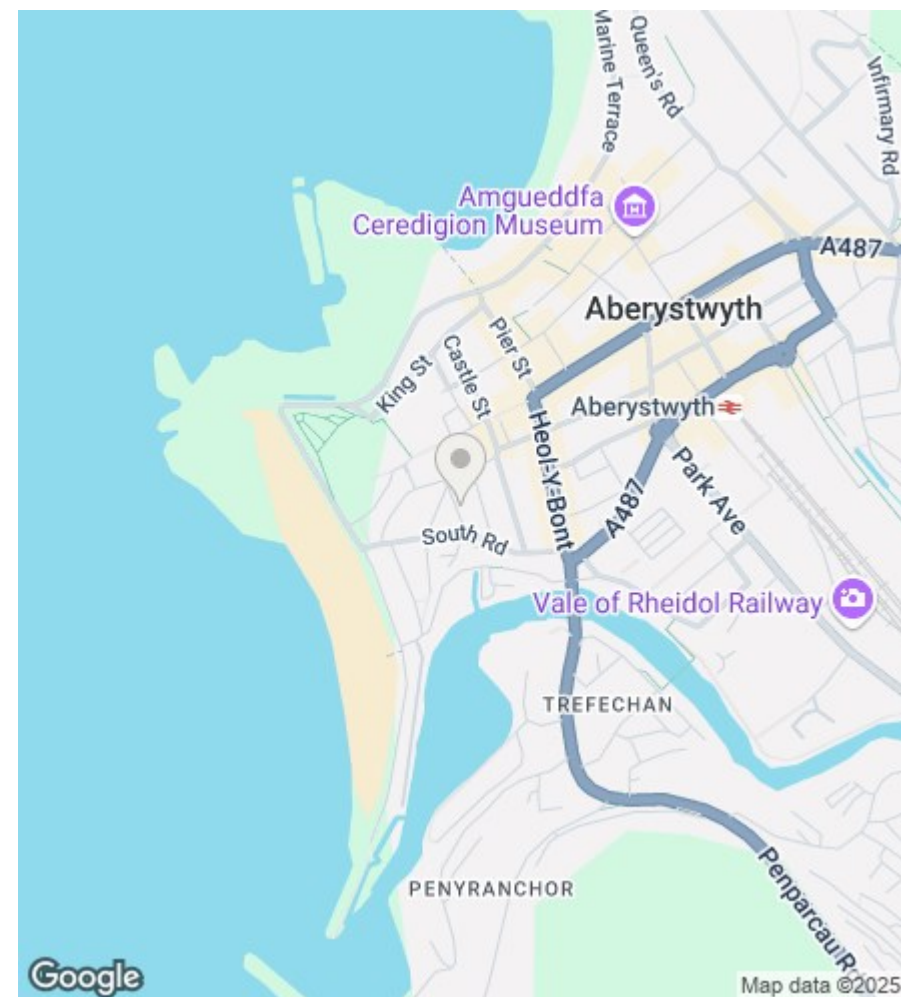
With window to fore and radiator.

Externally



To the rear there is an enclosed yard. A lovely seating area and room for bins/bikes etc.





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 Email/E-Bost: sales@aledellis.com