



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



A large detached 4 bedroomed bungalow with detached garage, Well situated on a corner plot on this popular residential estate.

Geryllan is in an excellent location at Penrhyncoch, within walking distance from all local amenities on offer which includes general stores, garage and primary school. There is a regular bus service from the village to Aberystwyth which is but 4 miles or so travelling distance to the coast. The town is well serviced with both local and national retailers and has a wealth of social, leisure and educational facilities.

There is also a railway station nearby at Bow Street and the University research establishment at Plas Gogerddan is also nearby.

36 Geryllan has been developed on a large corner plot and is well worthy of inspection.

### TENURE

Freehold

### SERVICES

Mains electricity, water and drainage. Economy 7 central heating.

### COUNCIL TAX

Band E

### VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

36 Geryllan provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### FRONT ENTRANCE DOOR

with glazed side panel to

### RECEPTION HALLWAY

with cloak cupboard, airing cupboard with copper hot water cylinder, access to roof space and night storage heater. Doors to

### DINING ROOM

12'5 x 11' (3.78m x 3.35m )



with night storage heater and window to side.

### KITCHEN

10'8 x 10'9 (3.25m x 3.28m )



comprising single drainer stainless steel sink unit with mixer tap. Modern base and eye level units with built in 4 ring hob and electric double oven. Appliance spaces with plumbing for automatic washing machine, tiled splashbacks, stainless steel extractor hood and cooker point. Access to roof space, door to side and window to rear.



## LOUNGE

12'2" x 23'7" (3.71m x 7.19m )



A stone fireplace with tv/ display shelving to side, wall lights, shelving and night storage heater. Window to fore and side.

## INNER HALLWAY

with doors to

## BEDROOM 1

13'2" x 12'2" (4.01m x 3.71m)



with window to fore.

## BEDROOM 2

10'9" x 11'4" (3.28m x 3.45m)



with night storage and window to rear.

## BEDROOM 3

10' x 11'1" (3.05m x 3.38m )



with night storage heater and window to side.

## BEDROOM 4

7'6" x 8' (2.29m x 2.44m )



with window to rear.



### SEPARATE WC



with wash hand basin

### BATHROOM

10'9 x 5'5 max (3.28m x 1.65m max )



comprising wc, bath, pedestal wash hand basin, shower cubicle, wall mounted fan heater, ½ tiled walls and window to side.

### EXTERNALLY

The bungalow has been developed on a large corner plot.

### DRIVEWAY/ VEHICULAR HARDSTANDING



leading to

### DETACHED GARAGE

21' x 10'8 (6.40m x 3.25m )



with up and over door. Power connected.

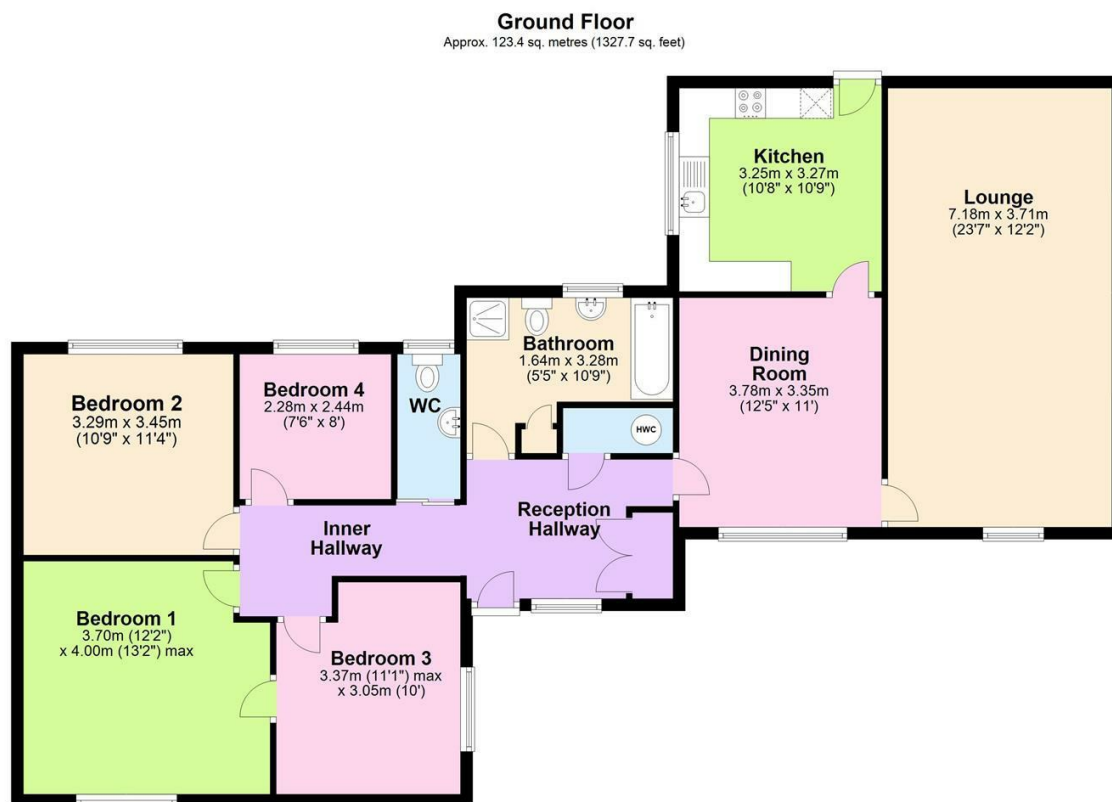
### GARDENS

Rear low maintenance garden with part paved areas. Lawned garden areas to fore and side.

### DIRECTIONS

(OS Grid Ref: SN 64313 84251)

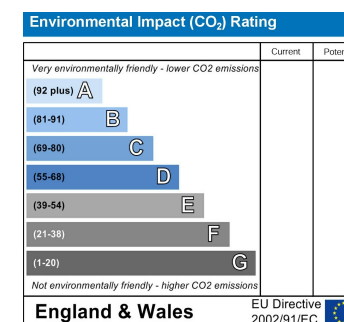
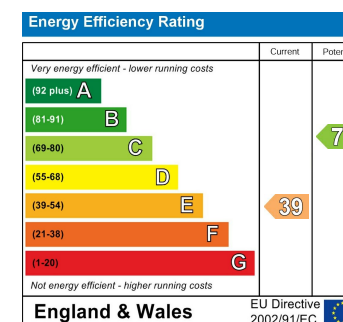
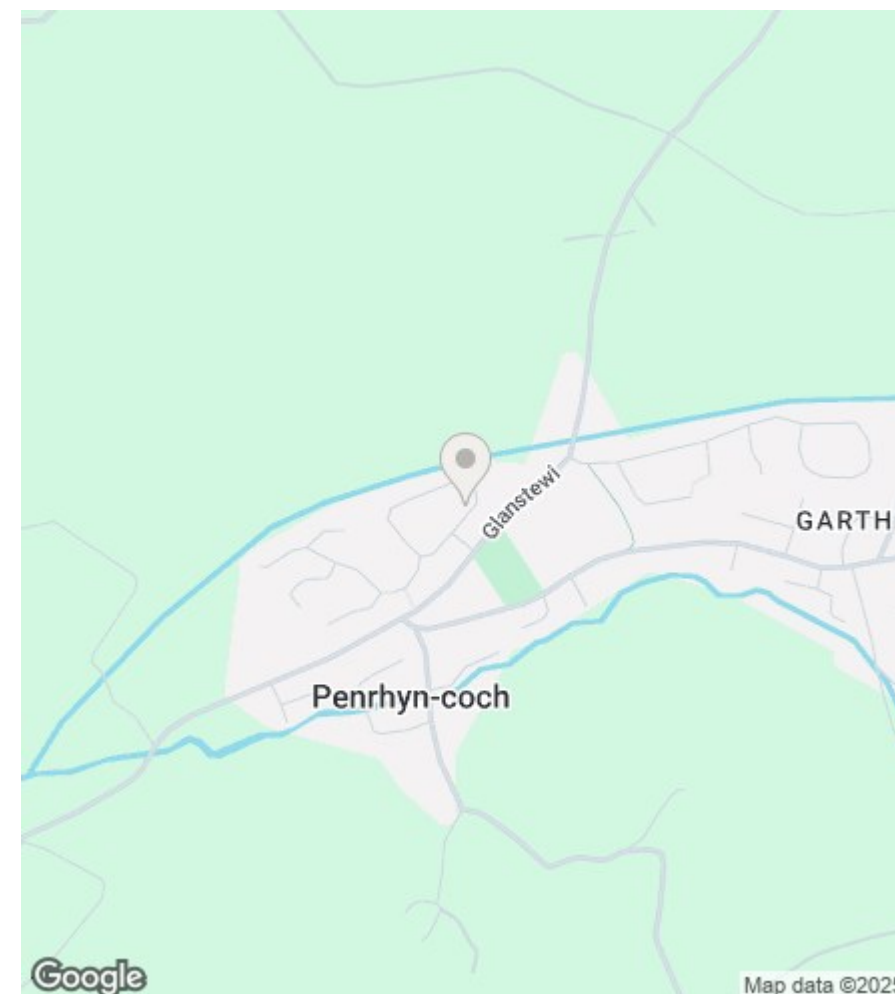
From Aberystwyth take the A487 coastal trunk road north up Penglais Hill for approximately 2 miles before turning right to Penrhyncoch (signposted). Proceed over the cross roads to the village, turning first left on to Geryllan, bear right and No 36 Geryllan is on the corner plot on the left hand side.



Total area: approx. 123.4 sq. metres (1327.7 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

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