



3 Heol Dinas, Penparcau
Aberystwyth Ceredigion SY23 3RT
Guide price £175,000



For Sale by Private Treaty

A 3 bedroomed terraced house on the outskirts of Aberystwyth with rear garden.

Heol Dinas is a popular residential area with local and ex local authority housing located within 2 miles of the sea side town of Aberystwyth. The property is within easy reach of all local amenities on offer which include Post office, general stores and a Primary school. There is a regular bus service nearby to Aberystwyth, the town having a good range of social, leisure and educational facilities. The property is also convenient to all major employers which include the University, National Library of Wales and Bronglais hospital.

The property has been well looked after and has the benefit of gas fired central heating.

TENURE

Freehold

SERVICES

Mains water and electricity with gas central heating.

COUNCIL TAX

Band C

VIEWINGS

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

3 Heol Dinas provides for the following accommodation. All room dimensions are approximate. Some internal images are not recent. All images have been taken with a wide angle lens digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

With Radiator, stairs to first floor accommodation. Door to

LIVING ROOM

13'8" x 15'5" (4.18 x 4.7)



With window to fore, electric feature fireplace with wooden mantle and fitted shelving, radiator. Door to

KITCHEN

8'9" x 18'4" (2.69 x 5.61)



With base and eye level units with worktops and vinyl flooring. Window to rear, appliance space for washing machine and dryer (washing machine and dryer pictured are no longer in situ). 1 1/2 stainless steel sink drainer unit, radiator, under stairs storage. Door to



UTILITY ROOM

9'4" x 7'6" (2.86 x 2.29)



With obscured window to side and rear. L shaped in nature, door to downstairs WC .Door to rear patio area

DOWNSTAIRS WC

4'0" x 2'11" (1.24 x 0.91)



With obscured window to rear, WC, wash hand basin and gas meter.

BATHROOM

6'3" x 8'5" (1.91 x 2.58)



With obscured windows to rear, radiator, laminate floor, tiled walls, WC, wash handbasin.

FIRST FLOOR

With landing storage cupboard with gas boiler and doors to

BEDROOM 1

6'11" x 10'10" (2.12 x 3.32)



With window to fore, wooden laminate floor, radiator, door to small walk in wardrobe.

BEDROOM 2

10'10" x 8'0" (3.32 x 2.45)



With window to fore, wooden laminate floor, radiator.

BEDROOM 3

12'7" x 7'8" (3.86 x 2.35)



With window to rear, wooden laminate floor, radiator, built in wardrobe.



EXTERNALLY



With rear decking area and steps leading to patio area. Door for rear entrance from Pedestrian path

DIRECTIONS

From Aberystwyth town proceed on the A487 trunk road through Trefechan to Penparcau. In Penparcau take the first exit off the roundabout, from the roundabout turn on your 2nd right on to Heol Dinas and proceed along briefly. Number 3 is one of the first houses on the right hand side after passing the new flats.

