



FOR SALE BY PRIVATE TREATY

A superior extremely well presented extended 3 bedroom Bungalow in a delightful setting with stunning private lawn garden bounded by a stream.

**3 PEN Y BERTH
PENRHYNCOCH SY23 3EH**



Conveniently located in the centre of the village within easy walking distance to the shops, post office, Church, Playground and bus stop.

Vendor Likes:

Private rear garden
Sunny location
Conservatory

Agent Likes:

Immaculate presentation
En-suite bathroom
Large lounge

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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(01970) 617179

Website: www.raw-rees.co.uk

3 Pen Y Berth, Penrhynoch, SY23 3EH

HALL



Wood effect floor. Fitted storage cupboard.

LOUNGE/DINER



13' x 19' 6" (3.96m x 5.94m)

Fireplace surround with coal effect open LPG fire, raised hearth. Two night storage heaters. Curved cornice. Front bow window. French doors opening onto paved sun patio garden. New carpet.

KITCHEN



13' 6" x 6' 4" (4.11m x 1.93m)

Ceramic tiled floor. Modern fitted cream door base and wall units with composite work top. Inset 1 ½ single drainer stainless steel sink unit. 4 ring ceramic hob with extractor over. Separate stainless steel fitted electric oven with microwave oven over. Space for slot in fridge/freezer. Space with plumbing for washing machine. Integrated dish washer.

BEDROOM 1



10' x 9' 10" (3.05m x 2.92m)

Night storage heater. Curved cornice.
Fitted wardrobe extending depth of room.

SHOWER ROOM



7' x 5' 6" (2.13m x 1.68m)

Ceramic tiled floor. Large walk-in shower cubicle with electric shower unit. Vanity wash hand basin. Low flush WC: Electric heater towel rail. Electric fan heater.

BEDROOM 2



9' 6" x 9' 8" (2.9m x 2.92m)

Night storage heater. Curved cornice.
Fitted wardrobe extending depth of room.

BEDROOM 3



8' x 12' 3" (2.44m x 3.73m)

Night storage heater. Curved cornice.
Built-in shelving

EN-SUITE BATHROOM



8' 9" x 7' 7" (2.67m x 2.31m)

Ceramic tiled floor and walls. White 3 piece suite comprising bath with electric shower unit and glass door. Low flush WC: Vanity wash hand basin. Fitted storage cupboard. Electric towel heater, electric fan heater.

CONSERVATORY



14' 6" x 9' 6" (4.42m x 2.9m)

Night storage heater. Sliding patio doors onto sun terrace and overlooking lawn garden down to small stream. Polycarbonate hip style roof. Twist, tilt and open wide windows. New shades.

OUTSIDE



Shared entrance to drive down one side of the bungalow with fore parking and turning. Front open sloping lawn.



The rear garden is a very special feature of the property with paved patio area adjoining bungalow and two steps down to ever green side hedge enclosed level lawn garden to stream. Ornamental pond, floral & shrub beds. Very private. Timber garden shed. Metal garden shed.



SERVICES

Mains electric, water & drainage.
Economy 7 night storage heating. uPVC double-glazed.

COUNCIL TAX

Band 'E'

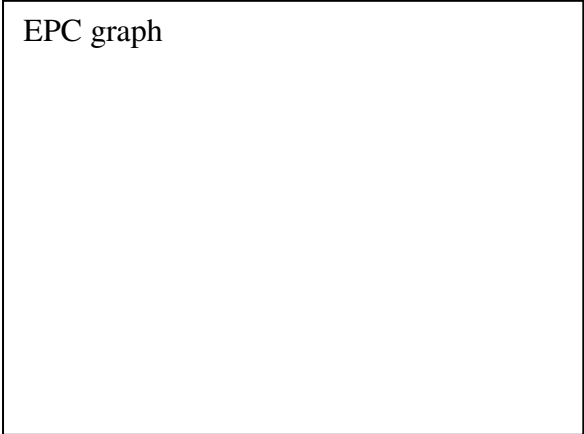
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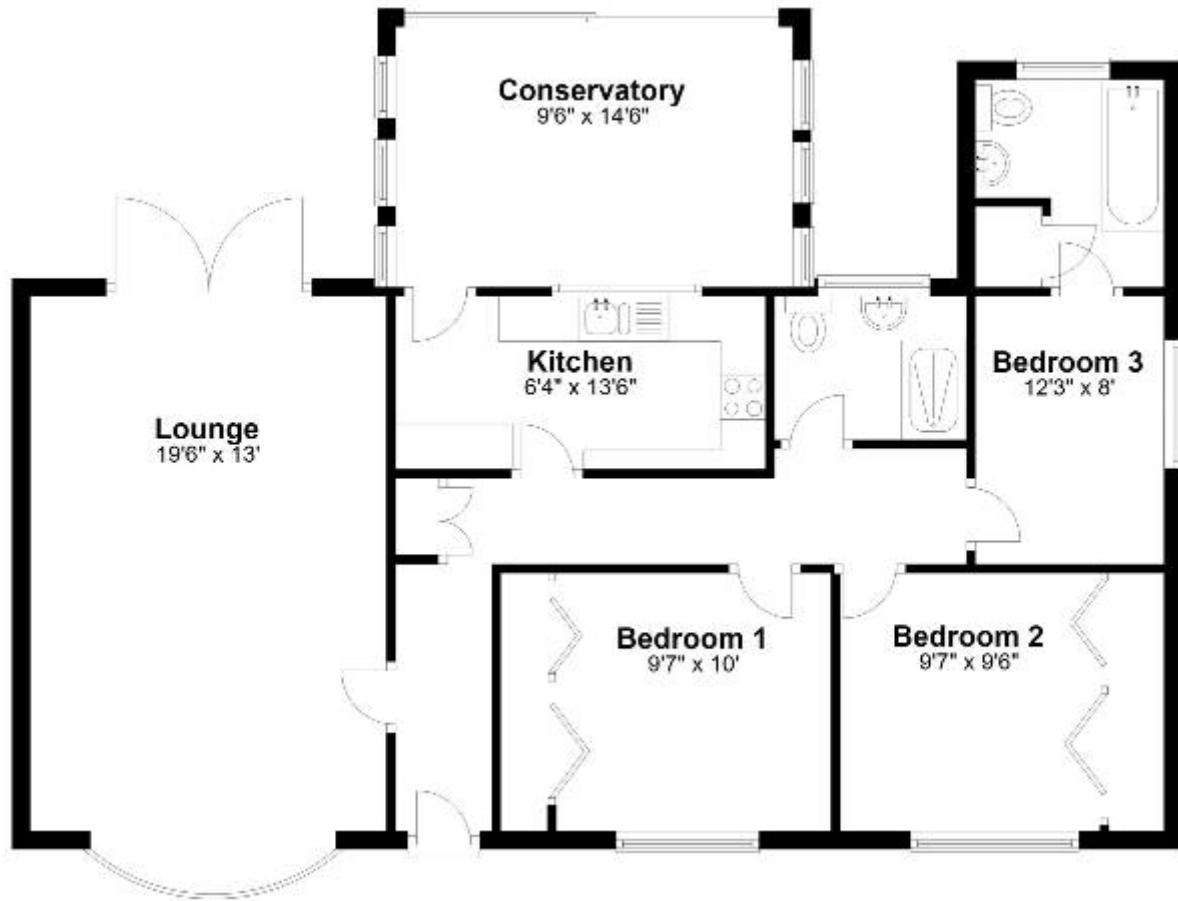
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24 hour answer phone

PRICE:

£340,000

EPC graph





Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

