



FOR SALE BY PRIVATE TREATY

Spacious improved 3 bedroom semi-detached House with deep rear garden.

**8 HEOL Y WERN
PENPARCAU
ABERYSTWYTH SY23 1TG**



Conveniently situated in the centre of the village which has most basic amenities and within 3/4 mile of Aberystwyth Town. Heol Y Wern is located behind and above the main road opposite the shops.

Vendor Likes:

Convenient location
Rear conservatory
Sizeable rooms

Agent Likes:

Large garden
Modern kitchen
Quiet area

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

8 Heol Y Wern, Penparcau, Aberystwyth, Ceredigion, SY23 1TG

HALL



Staircase rising to first floor. Central heating radiator.

LOUNGE



14' 9" x 10' 2" (4.5m x 3.1m)

Sandstone fireplace with mantelpiece and raised hearth, inset coal effect gas fire. Wood laminate floor. Double central heating radiator. Double doors into:-

DINING ROOM



10' 3" x 10' (3.12m x 3.05m)

Continuation of wood laminate floor. Central heating radiator. Curved cornice
Sliding patio doors into:

CONSERVATORY



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

Wood laminate floor. Double central heating radiator.

KITCHEN



10' 6" x 8' 4" (3.2m x 2.54m)

Modern fitted kitchen with matching base and wall units. Inset single drainer stainless steel sink unit. Inset 4 ring gas hob with stainless steel splash back and extractor canopy over. Electric fan oven. Door to:

REAR COVERED AREA

STORE ROOM

5' 6" x 9' 9" (1.68m x 2.97m)

UTILITY STORE

5' 6" x 3' (1.68m x 0.91m)

Plumbing for washing machine

FIRST FLOOR

LANDING

Window Fitted cupboard housing gas combi boiler

BEDROOM 1



11' x 10' 2" (3.35m x 3.1m)

Central heating radiator. Fitted double wardrobe with cupboard over.

BEDROOM 2



13' 10" x 8' 6" (4.22m x 2.59m)

Central heating radiator. Fitted wardrobe

BEDROOM 3

9' 6" x 7' 6" (2.9m x 2.29m)

Central heating radiator. Fitted single bed unit with storage cupboards under. Fitted wardrobe with dressing table and cupboard.

BATHROOM



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

Bath with instant electric shower over and splash door. Pedestal wash hand basin. Low flush WC: Heated towel rail.

OUTSIDE



Gate with steps and path leading down to front door, hedge enclosed shrub rockery. Door to covered walk through to rear lawn garden.

SERVICES

Mains electric, water, drainage & gas.
Full gas central heating.

COUNCIL TAX

Band 'C'

VIEWING

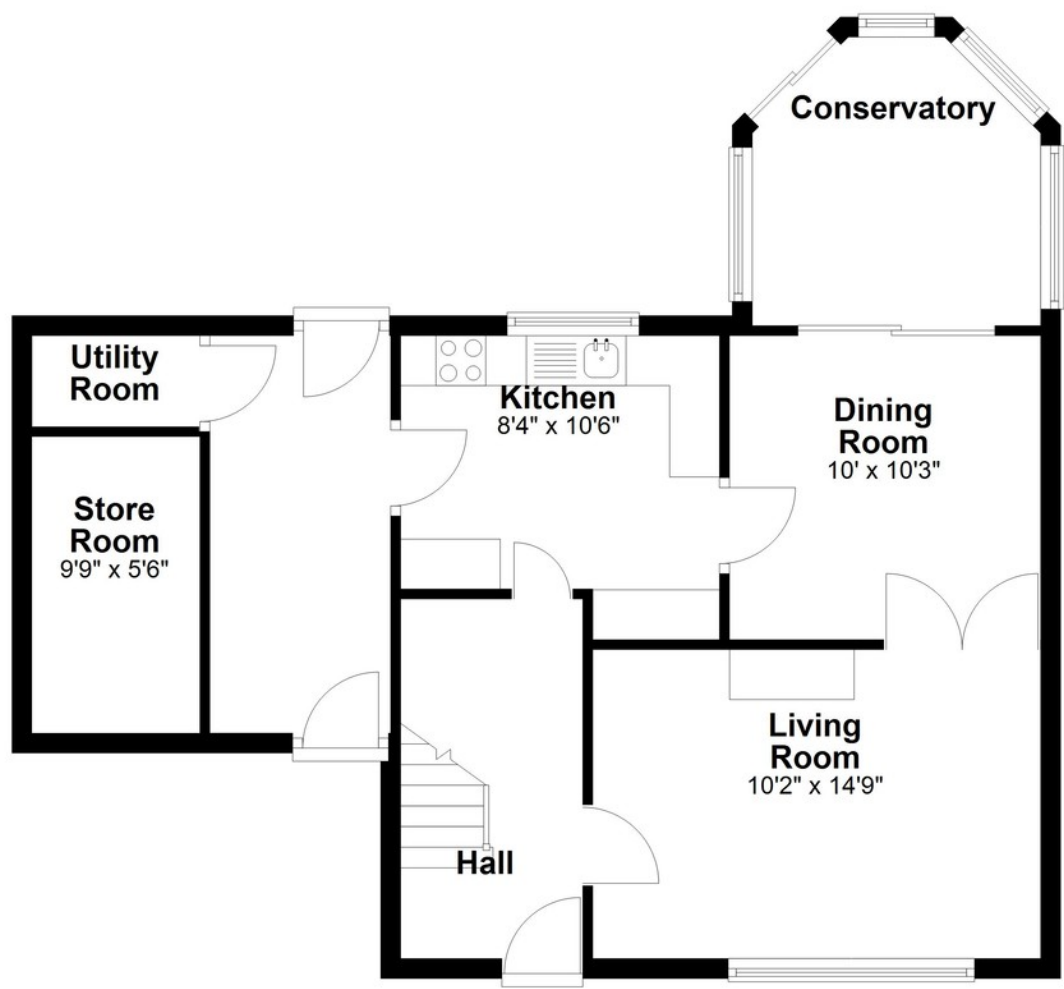
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

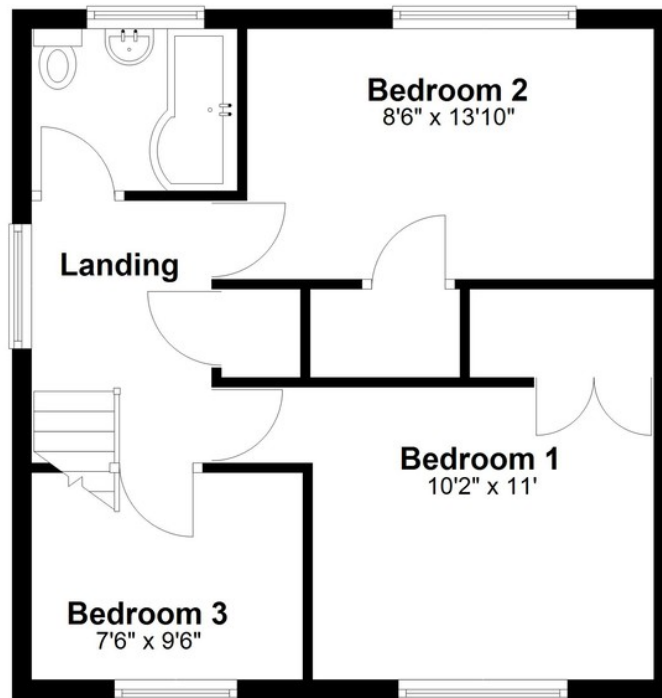
£238,500

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



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.