



8 Penlon, Ponterwyd
Aberystwyth Ceredigion SY23 3LJ
Guide price £165,000



For Sale By Private Treaty

Located on a large corner plot, A detached 2 bedroomed bungalow in need of modernisation situated on the edge of the Village

8 Penlon
Ponterwyd
Aberystwyth
SY23 3LJ

We are pleased to have received instructions to offer for sale this detached bungalow which is situated on the residential estate on the edge of the Village. The second phase of the Penlon development is currently ongoing with a number of properties nearing completion.

8 Penlon provides for 2 bedroomed accommodation and is in need of refurbishment. The bungalow is however situated on a spacious plot and has the benefit of an attached to garage.

Ponterwyd is located some 13 miles inland from Aberystwyth on the A44 trunk road. Local amenities include garage/general stores, primary school and public house. Aberystwyth is the largest town in Ceredigion and has a good range of social, leisure and educational facilities.

Ponterwyd is located in an area of outstanding natural beauty with Devils Bridge and the Nant Y Moch Reservoir being situated nearby.

TENURE

Freehold

SERVICES

Mains electricity and water. Shared private drainage. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band

VIEWING

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

MONEY LAUNDERING REGULATIONS

Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

8 Penlon provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

CONSERVATORY FRONT PORCH

4'9" x 13'5" (1.45m x 4.09m)



with sliding patio door to

LIVING ROOM

22' x 11'6" (6.71m x 3.51m)



(being L shaped in nature) a spacious room with tiled floor and night storage heaters.

REAR PORCH

5'7" x 9' (1.70m x 2.74m)



with door to garden.

KITCHEN

7' x 11'1" (2.13m x 3.38m)



comprising base and eyelevel units with single drainer sink unit and cooker point.

SEPARATE WC

with wash hand basin, heated towel rail and plumbing for automatic washing machine.

INNER HALLWAY

with doors to

BATHROOM

8'1" x 8' (2.46m x 2.44m)



comprising with bath with Triton shower and screen, pedestal wash hand basin and wc. Heated towel rail, obscured window to rear and airing cupboard.

BEDROOM 1

11'3 x 8'4 (3.43m x 2.54m)



with night storage heater and window to side.

BEDROOM 2

10'5 x 11'7 (3.18m x 3.53m)



with night storage heater and window to side.

EXTERNALLY

Driveway to

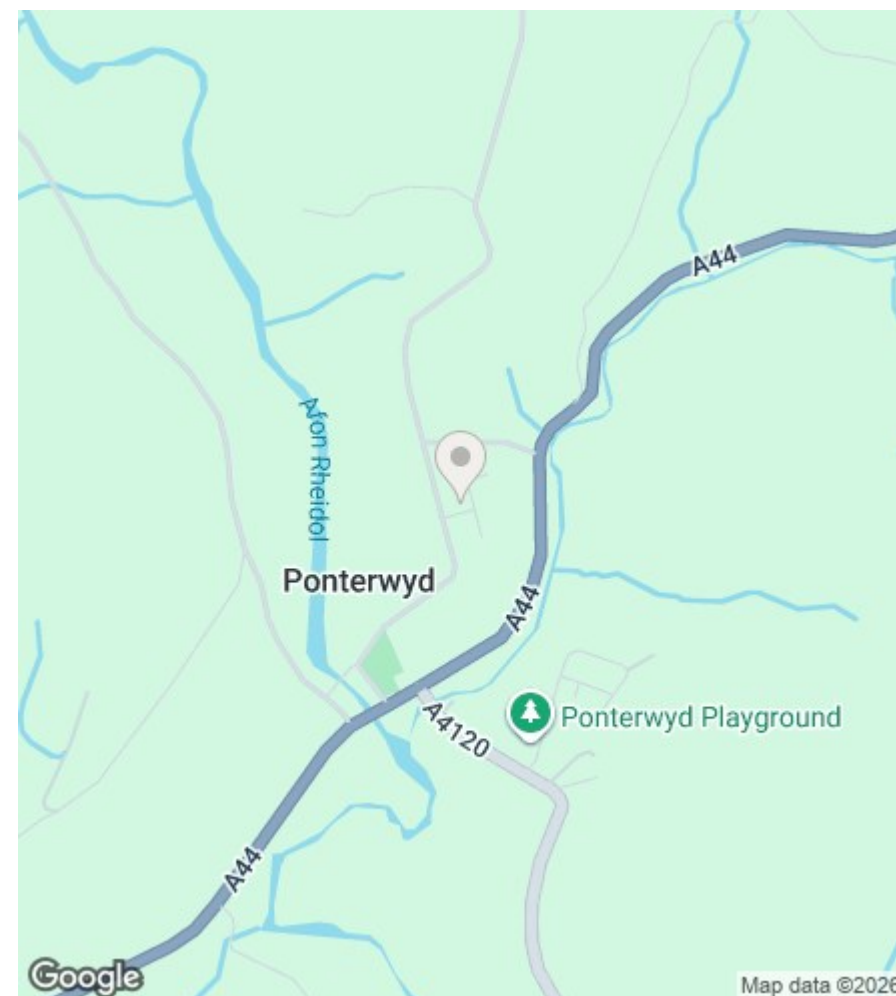
ATTACHED GARAGE

The bungalow is situated on a large corner plot.

DIRECTIONS

(what3words - charging.harshest.slimming)

From Aberystwyth take the A44 trunk road inland for 13 miles through the villages of Capel Bangor, Goginan to Ponterwyd. Take the 2nd turning left (after the petrol garage) onto the Nany Y Moch Road. Continue on the road passing the primary school on your right-hand side and Penlon Estate can be seen on your right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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