



92 Ger Y Llan, Penrhyncoch
Aberystwyth Ceredigion SY23 3HQ
Guide price £310,000



For Sale by Private Treaty

A detached and well looked after 3 bedroomed bungalow situated on an ever popular residential estate

92 Ger Y Llan is very well presented both internally and externally benefiting from oil fired central heating, is double glazed and both the cavity walls and roof space have recently been insulated. Off one of the main bedrooms there is an useful conservatory extension as highlighted on the floor plan. Externally there is ample off road parking, detached garage and well laid out grounds which will be appreciated during an inspection.

Ger y Llan is within a short level walking distance of all local amenities on offer in this popular village which include primary school, general stores, and garage.

There is a regular bus service to the University and market town of Aberystwyth which is but 4 miles travelling distance on the coast. The town has a good range of both local and national retailers and major employers such as the University, Bronglais Hospital and the National Library of Wales. The research establishment (part of the University) at Plas Gogerddan is but a mile from this property. Inland there is some fabulous walks and scenery.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E

VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd 16 Terrace Road, Aberystwyth SY23 1NP 01970 626160 or sales@aledellis.com

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.

92 Ger Y Llan provides for the following accommodation all room dimensions are approximate and all images have been taken with a wide angle digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

6'5 x 4'9 (1.96m x 1.45m)

Recess electric consumer unit – storage cupboard, radiator. Door to

SPACIOUS LIVING/DINING ROOM

17'2 x 20'8 max (5.23m x 6.30m max)

L shaped in nature. Recess fireplace with a raised slate plinth. Exposed wooden floor, 2 radiators. Windows to both fore and side. Door to



KITCHEN

11'6 x 12'5 (3.51m x 3.78m)

Fitted kitchen comprising of a good range of base units incorporating a Neff electric cooker with 4 ring Bosch LPG gas hob over. Worktops and tiled

splash backs. Eye level units with stainless steel extractor hood. 1½ bowl single drainer stainless steel sink unit with mixer tap. Pantry cupboard, tiled floor, ceiling lights. Recess cupboard. Door and window to side.



FROM LIVING/DINING ROOM ACCESS TO INNER HALLWAY

Airing cupboard with radiator. Access to ½ boarded and insulated roof space. Door to

BATHROOM

8'4 x 5'2 (2.54m x 1.57m)

comprising of shower cubicle, panelled bath, wash hand basin set in vanity cupboard. Part tiled walls, ceiling lights. Extractor fan, obscured window to side. Heated towel rail.



SEPARATE WC

Fully tiled, extractor fan and radiator.

BEDROOM 1

10'9 x 10'4 (3.28m x 3.15m)

with fitted wardrobe, exposed wooden floor, radiator and access to



CONSERVATORY

12'2 x 11'4 (3.71m x 3.45m)

with double French door to garden, tiled floor and radiator.



BEDROOM 2

10'9 x 10'4 (3.28m x 3.15m)

with fitted wardrobe, radiator, window to rear



BEDROOM 3

9'9 x 8'5 max (2.97m x 2.57m max)

with window to side and radiator.

EXTERNALLY

Tarmacadamed driveway with space for 3- 4 cars.
leading to

DETACHED GARAGE

18'5 x 9'4 (5.61m x 2.84m)

with up and over door, power connected. Adjoining trailer hardstanding.

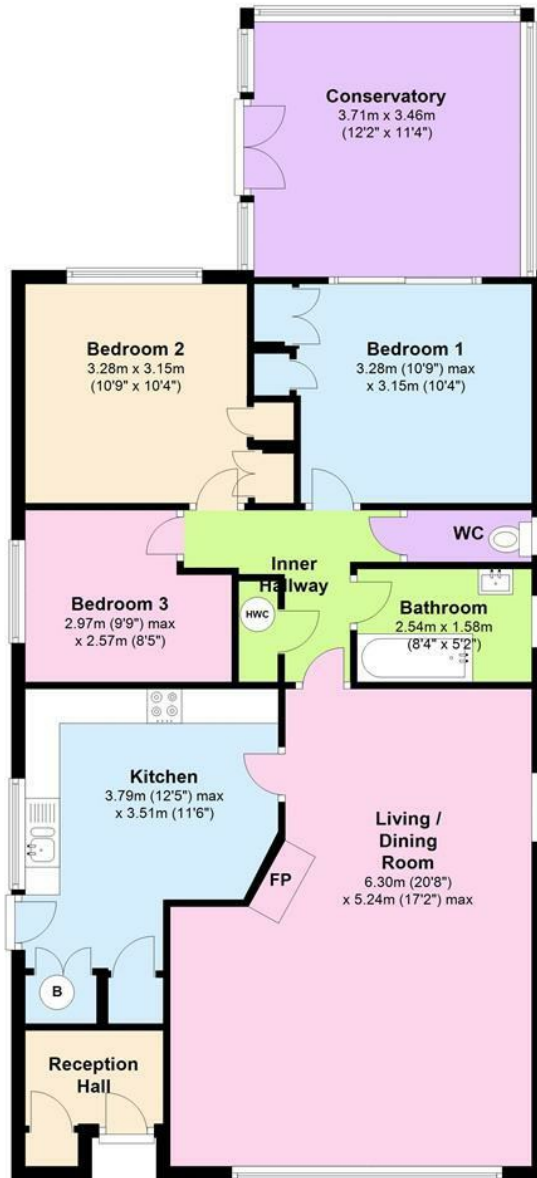
Well laid out front garden mainly laid to lawn and well stocked with shrubs and flower borders. Cold water tap. The rear garden provides for greenhouse, garden shed, oil tank, raised vegetable garden, lawn, patio and shrubs and fruit trees, water butt etc. Free standing WORCESTER gas fired central heating boiler.



DIRECTIONS

From Aberystwyth take the A487 trunk road north for approximately 2 miles. Turn right towards Penrhyncoch (signposted) and proceed over the crossroads to the village. Take the first major turning left on to the Ger Y Llan estate. Bear left twice and No 92 is denoted on the right hand side with a For Sale board.

Ground Floor



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

92 Ger y Llan



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		
	65	74
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		
	55	76
England & Wales	EU Directive 2002/91/EC	

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