85 Ger Y Llan, Penrhyncoch
Aberystwyth Ceredigion SY23 3HQ
Guide price £330,000

ALED ELLIS

For Sale by Private Treaty

Located on the ever-popular Ger Y Llan residential estate an extended detached 3 bedroomed bungalow with off-road parking, garage and pleasant garden.

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Penrhyncoch
Aberystwyth
SY23 3HQ

Ger Y Llan is within level walking distance of all local amenities which include Primary School, Grage and General Stores. The University and Market town of Aberystwyth is only 4 miles travelling distance on the Coast. The town has a good selection of retailers on the high street and on the edge of town department stores. There is a Railway Station nearby at Bow Street for ease of access to Aberystwyth.

85 Ger Y Llan has the benefit of oil-fired central heating and a conservatory extension to the rear.

TENURE
Freehold

COUNCIL TAX
Band E

SERVICES
Mains electricity, water and drainage.

VIEWING
Strictly by appointment through the sole selling agent Aled Ellis & Co Ltd. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGUATIONS

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.

85 Ger Y Llan provides for the following accommodation. All dimensions are approximate. All images have been taken with a wide-angle lens digital camera.

Front entrance door to

PORCH
with entrance door to

RECEPTION HALLWAY
Exposed wooden floor, radiator, storage cupboard. Access to roofspace. Door to

LIVING ROOM
11'4 x 20'6 (3.45m x 6.25m)
Exposed wooden floor, window to fore and side. Wall mounted real flame effect electric heater. Storage cupboard.

KITCHEN/ DINING ROOM

Fitted base and eye level units. Fitted electric cooker and gas hob. Plumbing for automatic washing machine. Extractor hood, tiled splashbacks, cooker point. Patio doors to rear garden. Ceiling lights, tiled floor, radiator.

CONSERVATORY

11'6 x 9'7 (3.51m x 2.92m)

Tiled floor, window to side. French doors to rear. Radiator.

INNER HALLWAY

Doors to

BEDROOM 1

10'6 x 9'9 (3.20m x 2.97m)

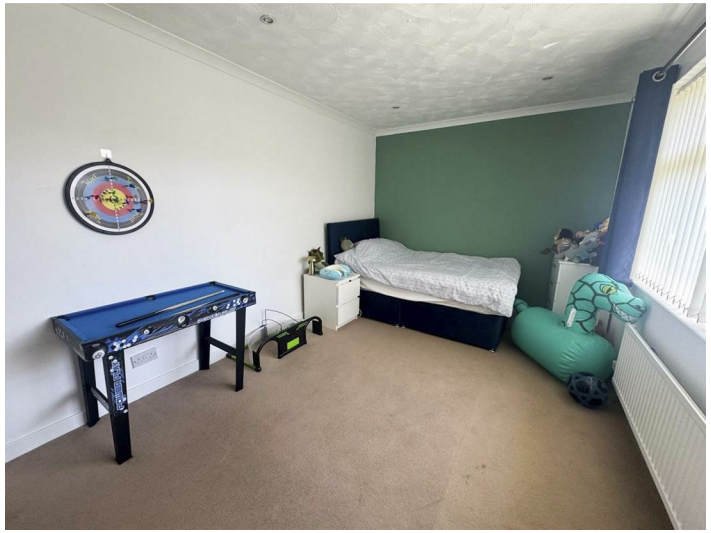
Window to fore. Radiator.

BEDROOM 2

10'8 x 14' (3.25m x 4.27m)

Window to fore. Radiator.

BEDROOM 3
9'2 x 16'4 (2.79m x 4.98m)



Window to rear. Fitted cupboard. Radiator.

BATHROOM
7'6 x 8'1 (2.29m x 2.46m)

WC, cubicle, bath and washbasin. Heated towel rail and fully tiled. Ceiling lights. Extractor fan. Obscured window to rear.

EXTERNALLY

Front lawned area with vehicular hardstanding leading to link detached garage with up and over door. Large rear garden predominantly laid to lawn with paved patio. Freestanding WORCESTER fired central heating boiler, oil tan and garden shed.

DIRECTIONS
(What3Words///icons.teardrop.elsewhere)

From Aberystwyth take the A487 trunk road for 2 miles before turning right towards Penrhyncoch. At the village, take the first turning left on a to Ger Y Llan. Keep to the left twice before taking the second left to the bungalow.

Ground Floor

Total area: approx. 112.1 sq. metres (1207.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

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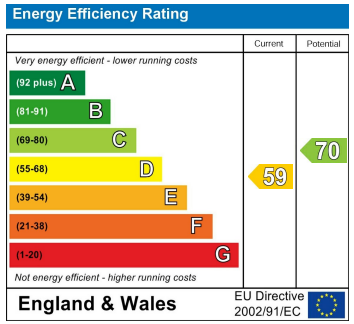

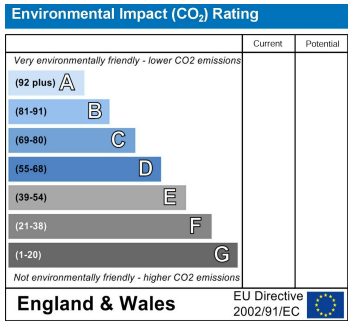

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