



4 Penrhiw , Talybont
Aberystwyth Ceredigion SY24 5EB
Guide price £105,000



Situated on the outskirts of the village,

A recently refurbished terraced 1 bed roomed property.

4 Penrhiw is a superb investment opportunity, first time buy or anyone looking to downsize! The property has been completely refurbished internally and is well worthy of inspection. It is situated on the southern edge of the village abutting the main A487 trunk road. There is a garden included in the sale, the garden being approached over a shared pedestrian path to the rear of the adjoining property.

The village has a good range of local amenities to include primary school, general stores, garage and public houses. The university and market town of Aberystwyth is some 7 miles travelling distance to the south. The aforementioned town has a good range of both local and national retailers to cater for the large local and student populations. The market town of Machynlleth is some 11 miles to the North and the coastal resorts of Borth and Ynyslas are also nearby.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage.

VIEWING

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

COUNCIL TAX

Band B

4 Penrhiw provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

FRONT PORCH to

RECEPTION HALLWAY

with stairs down to bedroom and stairs to

LIVING ROOM

10'5 x 10'1 min (3.18m x 3.07m min)



a bright living area with window to rear and side. Electric heater and door to

KITCHEN

9'7 x 5'2 max (2.92m x 1.57m max)



Comprising a newly fitted modern kitchen with integrated electric oven and hob over, sink with mixer tap and included fridge freezer. Tiled splashbacks and window to fore.



LOWER HALLWAY

With doors to

BEDROOM

13'4 x 9'6 (4.06m x 2.90m)



With electric heater and window to side.

SHOWEROOM

6'4 x 5' (1.93m x 1.52m)



Comprising a newly fitted corner shower cubicle, wc, wash hand basin set in vanity unit and mirror above.

EXTERNALLY

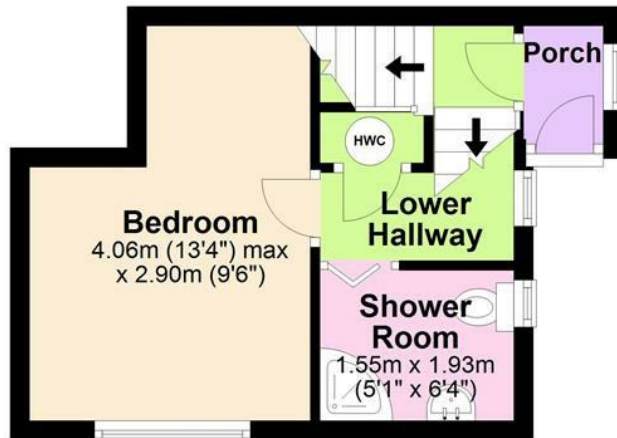
The garden is approached over a shared pedestrian path to the side of the attached cottage. The garden to No 4 is the furthestmost garden along the path.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road North out of town through Bow St to Talybont. NO 4 Penrhiw is the first property on the right hand side as you drop into the village. The property is denoted by a for sale board.

Ground Floor

Approx. 19.6 sq. metres (211.0 sq. feet)



First Floor

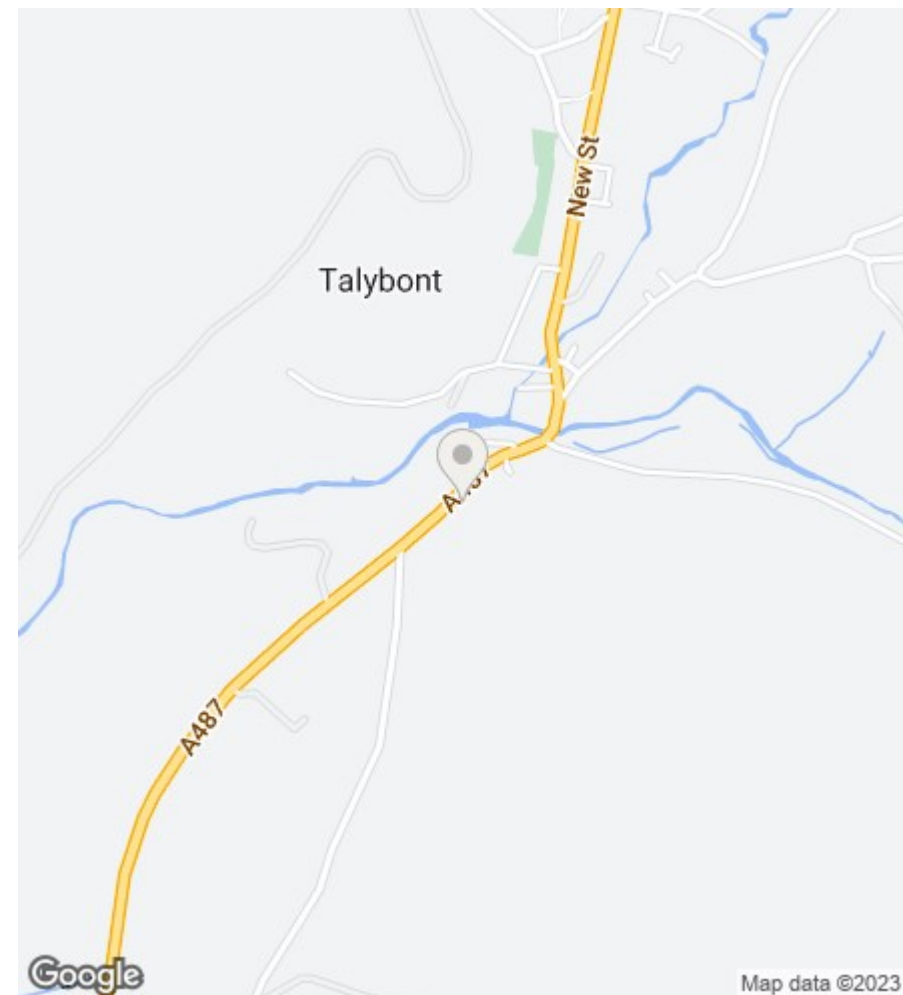
Approx. 19.2 sq. metres (206.5 sq. feet)



Total area: approx. 38.8 sq. metres (417.6 sq. feet)

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

4 Penrhiw, Talybont



Map data ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		28	
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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