



**78 Heol Tyn-Y-Fron, Penparcau
Aberystwyth Ceredigion SY23 3SD**
Guide price £195,000



Situated within 2 miles of Aberystwyth town centre, A well looked after 3 bedroom house with private garden.

Heol Tynyfron is a popular estate of local authority and ex-local authority housing convenient to all local amenities at Penparcau and Parcyllyn which include primary school, post office, Morrisons and other National retailers.

There is a regular bus service to Aberystwyth town centre, the town, having an excellent range of both social, leisure and educational facilities.

78 Heol Tynyfron has been well maintained and provides for a comfortable three bedroom family accommodation which is well worthy of inspection. The rear garden is mainly paved with a useful utility room and workshop to the side. The property is double glazed and heated by gas fired boiler.

TENURE

Freehold

SERVICES

All main services are connected.

COUNCIL TAX

Band

VIEWING

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

78 Heol Tynyfron 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 ENTRANCE DOOR TO

RECEPTION HALLWAY

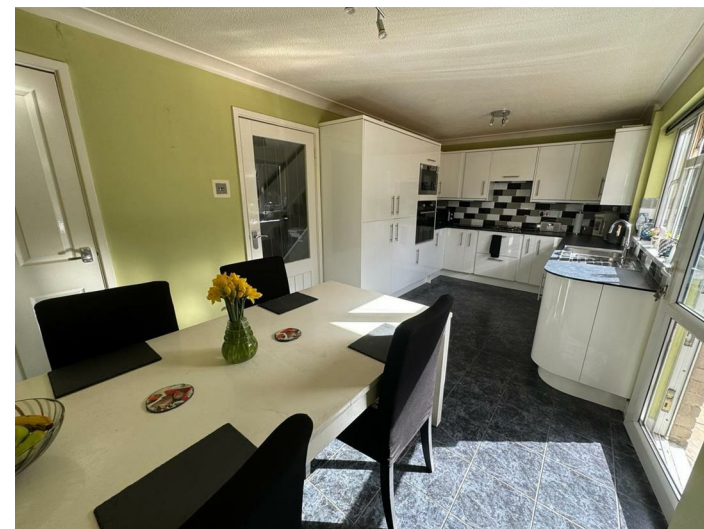
with stairs to first floor accommodation, understairs cupboard, radiator and doors to

KITCHEN/ DINING ROOM

18'4 x 9'3 (5.59m x 2.82m)



comprising modern units with built-in electric cooker, microwave and 4 ring gas hob. Concealed fridge/freezer, 1½ bowl stainless steel sink unit with mixer tap, base units with worktops over, tiled splashbacks and cooker point. Eye level units with extractor fan, tiled floor, radiator, door and window to rear. Useful walking storage cupboard with modern electric consumer unit and spotlights.



DOWNSTAIRS WC

with wash hand basin.

LIVING ROOM

10'7 x 16'1 (3.23m x 4.90m)



with electric real flame effect fireplace with wooden mantle and surround. Radiator, French doors to rear and window to side.

FIRST FLOOR ACCOMMODATION

LANDING

with ladder access to roof space and doors to

BEDROOM 1

13'6 x 8'9 (4.11m x 2.67m)



with fitted mirrored wardrobes extending along one wall and part other. Radiator and window to rear.

BEDROOM 2

8'9 x 7'8 (2.67m x 2.34m)



with window to rear.

BEDROOM 3

12'9 x 8'9 (3.89m x 2.67m)



with radiator and window to rear.

MODERN BATHROOM

8'5 x 6'2 (2.57m x 1.88m)



comprising shower with shower attachment over and screen. WC and wash hand basin set in bedroom furniture. Heated tower rail, tiled floor and tiled walls. Ceiling lights and obscured window to fore.

EXTERNALLY

Front pedestrian path to entrance door.

Well looked after rear paved garden with raised flower borders.

Greenhouse

Rear pedestrian access

LEAN TO WORK SHOP

13' x 4' (3.96m x 1.22m)



(to the side of the house)

UTILITY SHED

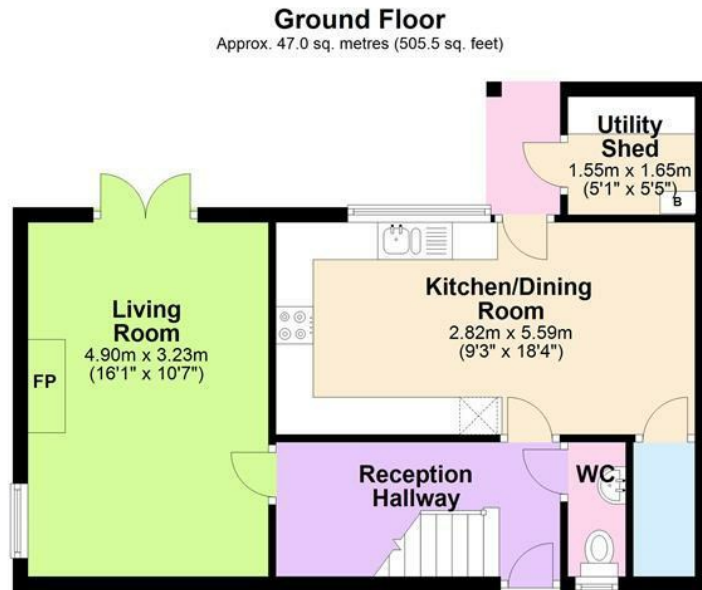
5'1 x 5'5 (1.55m x 1.65m)



with worktop and housing for white goods. Wall mounted Worcester gas fired, central heating boiler.

DIRECTIONS

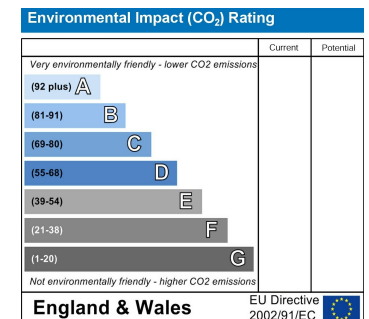
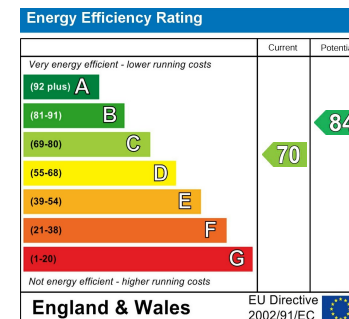
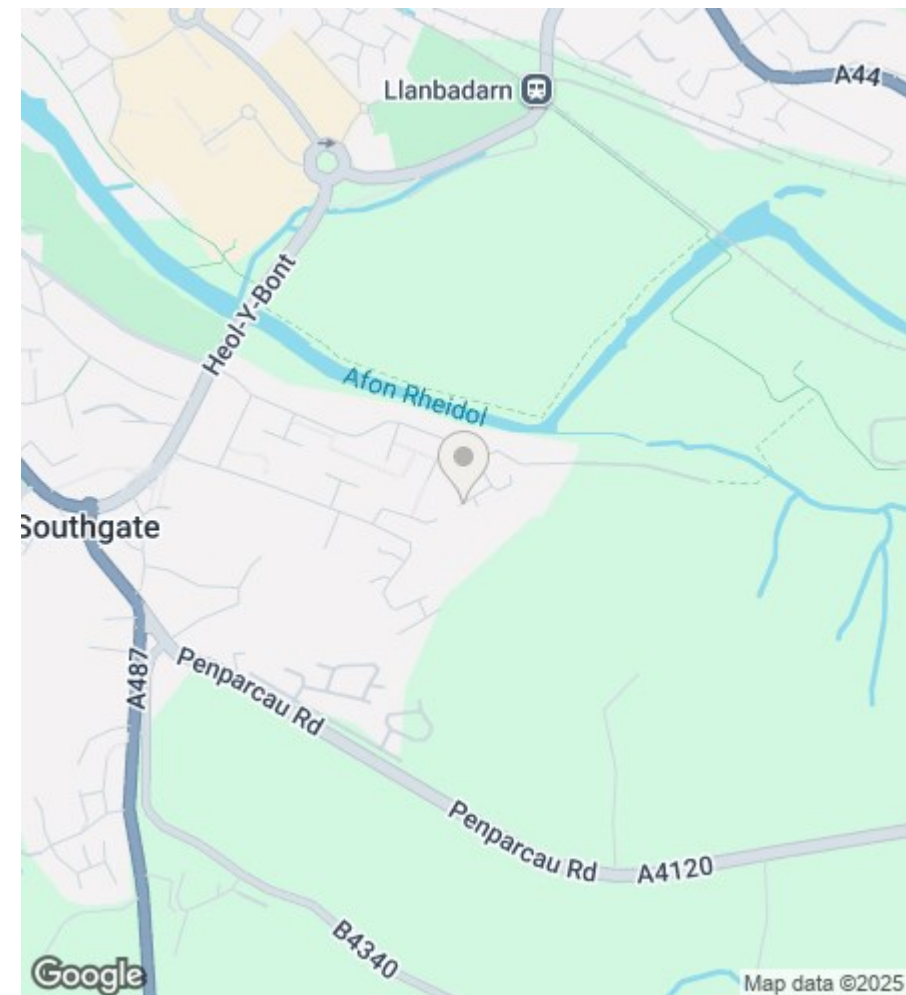
From Aberystwyth proceed south down Park Avenue to Morrisons roundabout. Take the third exit (Cardigan Road) and at the bottom of the hill turn left onto Heol Tynyfron. Turn right after No 50 Tynyfron and No 78 is directly in front of you.



Total area: approx. 89.9 sq. metres (968.0 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms 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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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com