



**Rhydypennau Bach Penygarn, Bow Street
Aberystwyth Ceredigion SY24 5BQ**

No onward chain £249,000



For Sale by Private Treaty

A pretty well presented detached 2 bedroomed cottage convenient to all local amenities with large private rear garden. Double-glazed windows and gas central heating.

The property is located at Penygarn being the Rhydpennau side of Bow Street situated opposed the village hall and primary school. Set back from the main road via private vehicular drive with ample off-road parking area leading to detached garage. The village provides for local amenities and Aberystwyth is but 4 miles to the south. There is a railway station at the village for ease of access to the town.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

COUNCIL TAX

Band C

VIEWING

Strictly by appointment by the selling agent. Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160

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.

Rhydpennau Bach provides for all the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR

Door to

RECEPTION HALLWAY

Approached via double-glazed front door. Useful storage area. Door to

LIVING ROOM

12'9 x 11 (3.89m x 3.35m)



Attractive coal effect gas fire with mantelpiece surround. Alcove fitted cupboards. Exposed beams to ceiling, window to fore, radiator.

DINING ROOM

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



Tiled fireplace with gas fire. Front and rear windows, radiator.

REAR HALL

Door to side, radiator. Staircase rising to first floor. Fitted cupboard.

KITCHEN

12'1 x 9'1 (3.68m x 2.77m)



Fitted base & wall units with solid oak style work surface over. Inset twin stainless steel single drainer sink bowl unit. Space for fridge & freezer. Space with plumbing for washing machine. Breakfast bar. Concealed wall mounted Worcester combi gas boiler. Recess space for electric cooker with stainless steel extractor over. uPVC double-glazed window.

BATHROOM

6'4 x 5'4 (1.93m x 1.63m)



White 3-piece suite comprising panelled bath with electric shower over. Low flush WC. Pedestal wash hand basin. Fully tiled walls. uPVC double glazed window.

FIRST FLOOR

LANDING

Window to rear.

DOUBLE BEDROOM 1

14'2 x 13 (4.32m x 3.96m)



Two windows to fore, radiator, fitted cupboard.

DOUBLE BEDROOM 2

8'5 x 12'6 (2.57m x 3.81m)



With glazed window to fore, radiator.

EXTERNALLY



Twin metal swing gates to drive with parking/turning area enclosed by low level wall to road. Pedestrian path and raised lawn area to side and rear of house. Path giving access to large rear lawn garden with trees.

GARAGE/STORE

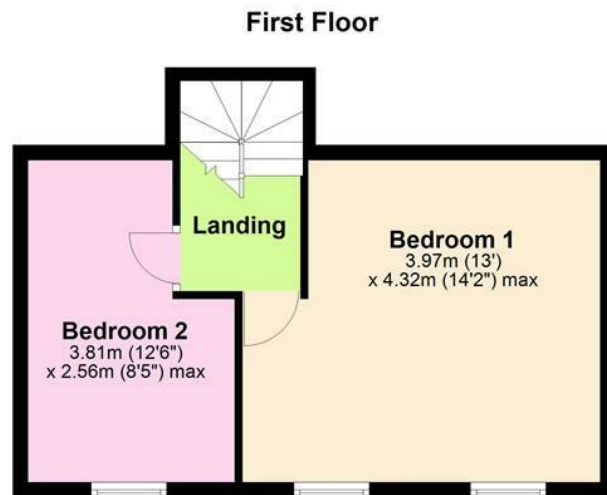
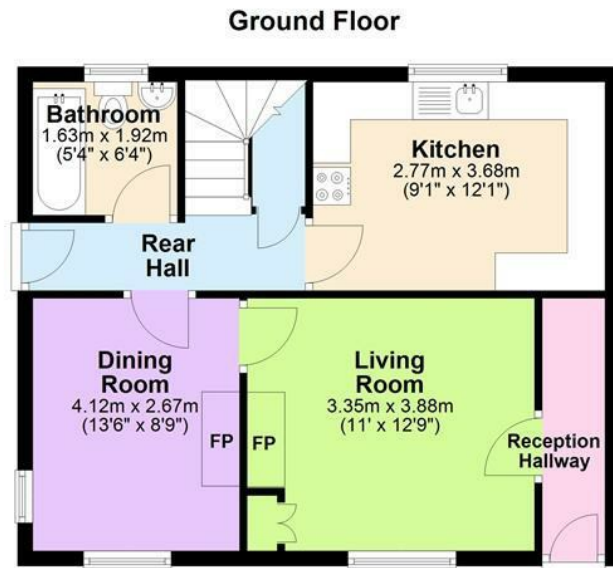
14'5 x 14'3 (4.39m x 4.34m)



'L' shaped, block built incorporating separate integral store plus adjacent rear store.

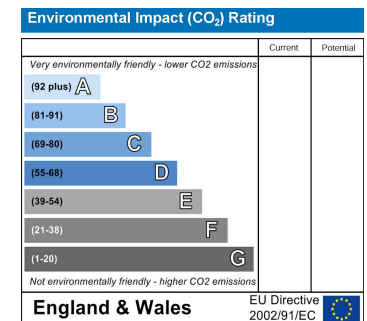
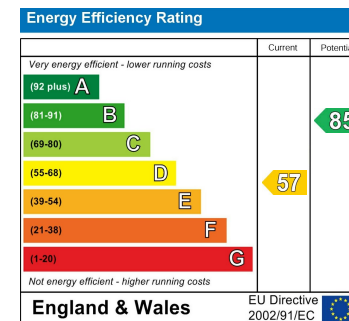
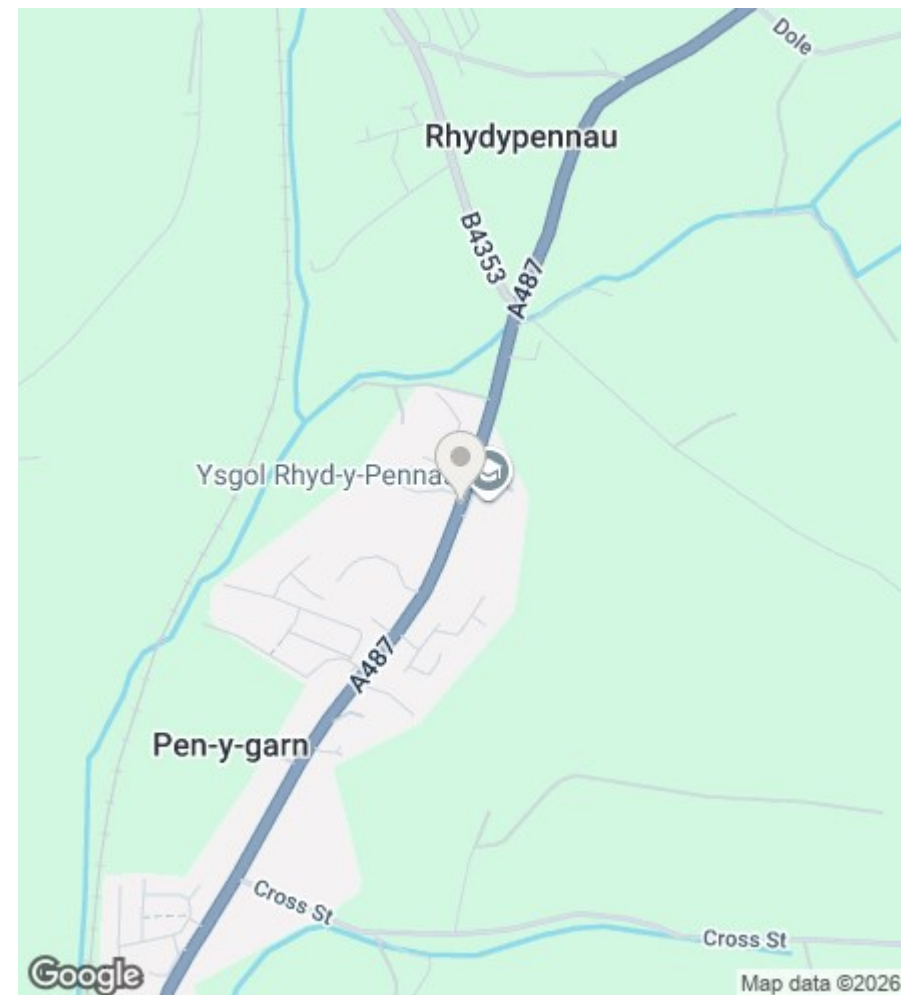
DIRECTIONS

From Aberystwyth proceed North out of town on the A487 trunk road to Bow Street. Proceed through the village and before Rhydypennau primary school the property is to your left. What 3 Words:- ///escorting.beards.node



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.

Rhydypennau Bach, Penygarn, BOW STREET



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com