

Penrhyncoch

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Viewing Arrangements
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through Alexanders



Penrhyncoch

Asking Price £280,000

This charming four-bedroom semi-detached house in the lovely village of Penrhyncoch offers spacious living, a beautifully tiered rear garden, countryside views and convenient parking. Tegfan also benefits from being close to all local amenities.

Tegfan is a spacious four-bedroom semi-detached house located in the lovely village of Penrhyncoch. This well-presented property features a tiered rear garden with stunning countryside views and convenient parking. Ideally situated, Tegfan is just a short distance from local amenities, including a school, filling station with a shop, post office and is on a regular bus route to Aberystwyth town center making it a perfect family home.

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ENTRANCE

Enter through a glass panelled door that leads you into the spacious reception area.

RECEPTION (3.35m x 4.02m)

Spacious reception area features wooden flooring, a staircase leading to the first floor, and a wall-mounted radiator. A large window to the front elevation allows natural light to flood the room, while exposed wooden beams add a touch of character. There is also convenient under-stair storage, and a small step leads to a wooden glass-panelled door that opens into the dining area.

DINING AREA (6.01m x 3.32m)

Entrance from the reception area and boasts wooden flooring, a wall-mounted radiator, and a window to the front elevation. The space is highlighted by exposed wooden beams, adding character and warmth. A UPVC glass-panelled door at the rear provides access to the garden, while an opening leads directly into the kitchen. Glass panelled door leads you into the cosy lounge area.

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KITCHEN (2.15m x 3.16m)

The kitchen, though compact, is brimming with character, featuring original quarry floor tiles and white base and eye-level units. Built-in appliances include a stainless steel sink with a mixer tap, a Candy oven, and a four-ring Zanussi electric hob. The space is tiled in water-sensitive areas, with room for a fridge freezer. A window to the rear elevation offers lovely views of the garden.

LOUNGE (6.15m x 4.06m)

The spacious lounge area exudes a cosy ambiance, featuring a log burner with a wooden surround and tiled accents. A wall-mounted radiator, window to the front elevation, double wooden French doors open into the conservatory, seamlessly extending the living space. The room also includes various power points for convenience.

CONSERVATORY (3.11m x 1.98m)

The conservatory, accessible from both the lounge and the rear garden, is surrounded by windows that envelop the space, offering a bright and airy feel. It features tiled flooring and includes a UPVC glass-panelled door leading directly to the rear garden.

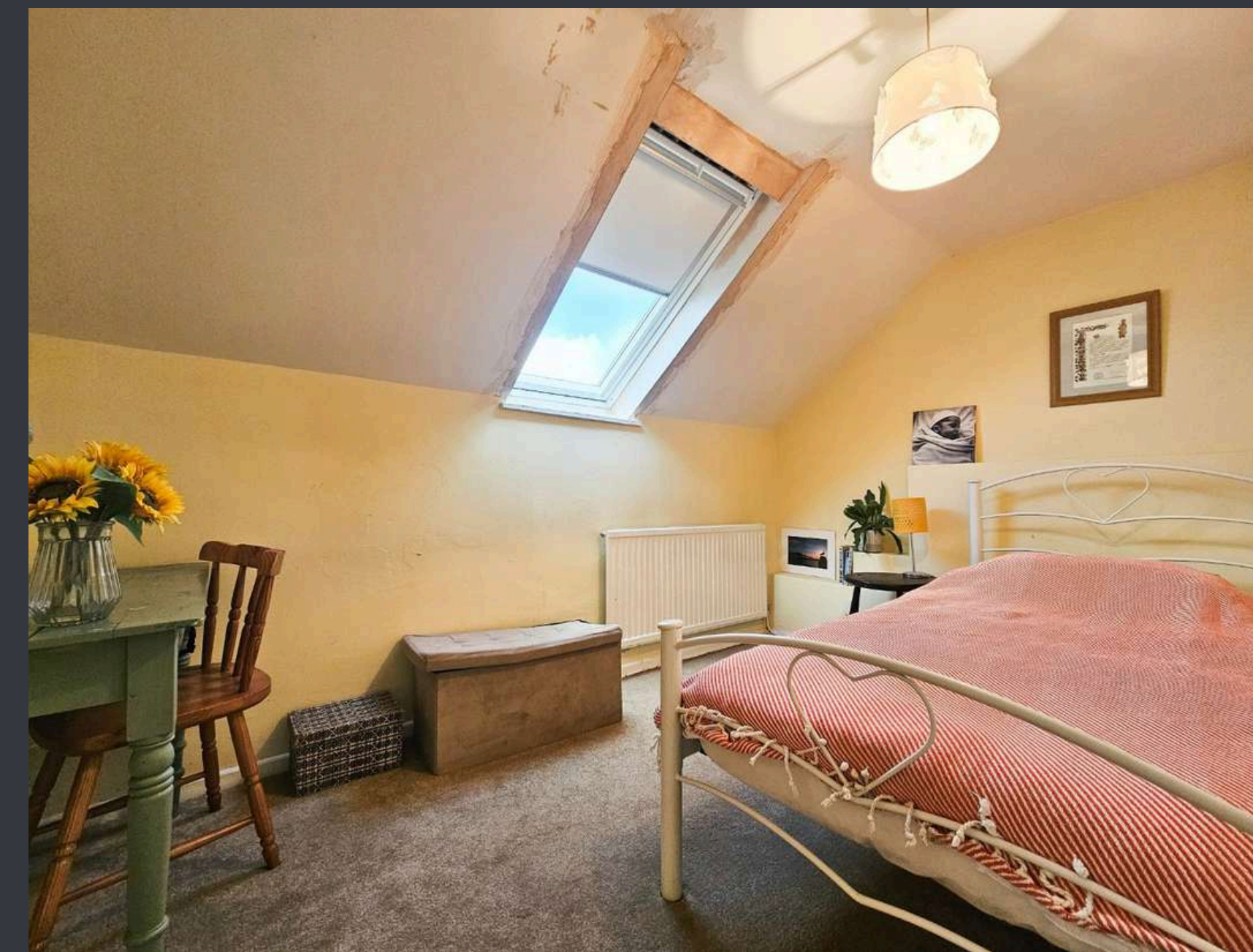
STAIRS LEAD TO THE FIRST FLOOR;

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LANDING

The landing area offers access to the loft and features doors leading to the following rooms

BEDROOM FOUR (2.34m x 3.29m)

Bedroom four features a Velux window to the front elevation, providing natural light and a view, along with a wall-mounted radiator.

BATHROOM

The bathroom includes a bath with an overhead Triton electric shower, white tiles, a low flush W.C. and a white hand wash basin. A Velux window to the front elevation allows natural light to fill the space.

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BEDROOM THREE (2.31m x 3.48m)

Bedroom three features a Velux window to the front elevation and a wall-mounted radiator, ensuring both natural light and warmth in the room.

BEDROOM TWO (2.53m x 3.75m)

A double room with a Velux window to the front elevation and a wall-mounted radiator.

MASTER BEDROOM (6.15m x 4.07m)

The spacious master bedroom features a window to the front elevation and a Velux window to the rear, offering abundant natural light. It also includes the added convenience of an en-suite shower room comprising of a walk in shower with glass sliding door, white low flush W.C, white hand wash basin and tiling surrounding.

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EXTERNALLY

The private enclosed rear garden is tiered, featuring a patio area with access to the conservatory and an outside tap. Steps lead up to a spacious grass lawn surrounded by various mature shrubs and trees. The garden also includes the Worcester boiler and oil tank, providing practical amenities. This property also includes a small piece of land opposite with a generously sized grass lawn, a shed, and additional parking space. Furthermore, there is a dedicated parking space directly outside the property.

IMPORTANT INFORMATION

TENURE

Freehold

SERVICES

This property is connected to mains electric and water and features oil central heating, along with double-glazed windows throughout.

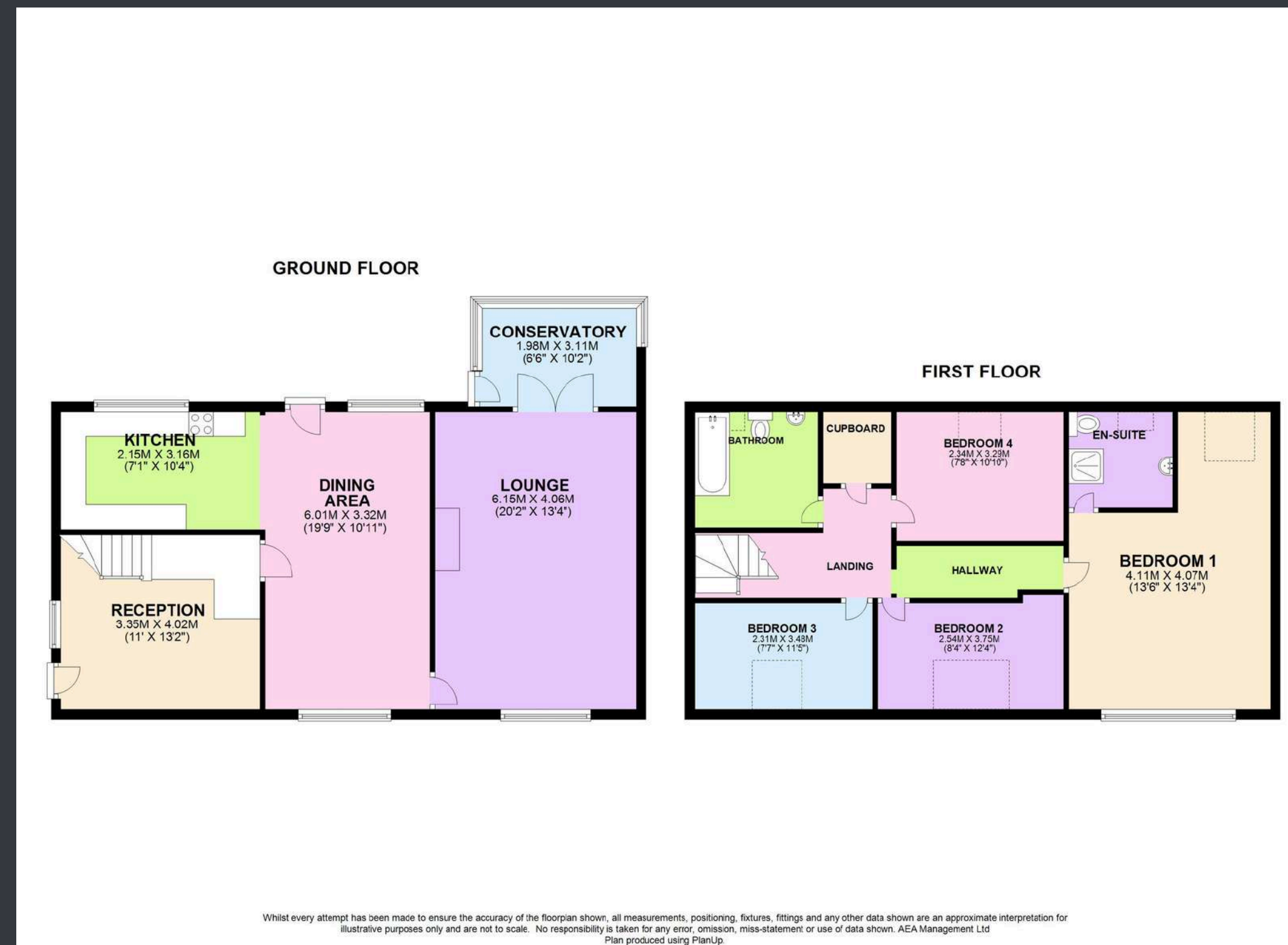
ADDITIONAL INFORMATION

The property enjoys the comfort of oil central heating and is conveniently located just approximately 5.1 miles away from the bustling town center of Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat. The property features oil central heating, TV and Broadband power points, parking and enjoys comprehensive 4G coverage across all mobile networks.

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IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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