

Penparcau

	2
	1
	1

Viewing Arrangements
Strictly by appointment
through Alexanders

Penparcau

Guide Price £125,000

With spacious rooms, outstanding views, and the added flexibility of a potential home office, this well-positioned apartment offers comfortable living just moments from Aberystwyth town centre what's not to love?

This well-appointed apartment boasts stunning views over the surrounding countryside. Offering two generously sized double bedrooms and a versatile storage cupboard—perfect as a home office or study—it provides flexible and comfortable living. The spacious lounge, kitchen, and bathroom further enhance the sense of room throughout. Conveniently located close to local amenities and within walking distance of Aberystwyth town centre, the property combines scenic serenity with town convenience.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Penparcau

	2
	1
	1



ENTRANCE

The front door opens into the entrance hall.

HALLWAY

Loft access, a spacious storage cupboard, and a door leading to;

BEDROOM TWO (3.85m x 2.96m)

Featuring laminate flooring, a wall-mounted radiator, and a window overlooking the front elevation.

BATHROOM (2.11m x 1.75m)

A suite comprising a bath with overhead shower, hand wash basin, and low flush W.C., complemented by an opaque window to the front elevation.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Penparcau

	2
	1
	1



STORAGE CUPBOARD

A convenient, spacious storage cupboard offering the potential to transform the space into a home office or study.

BEDROOM ONE (3.97m x 3.43m)

A light-filled room featuring a wall-mounted radiator and a window to the front elevation, offering stunning views across Aberystwyth.

RECEPTION (4.68 x 3.89m)

A spacious reception area with laminate flooring, a wall-mounted radiator, and power points. A charming feature of this room is the hatch doors that open into the kitchen, enhancing the flow of the space. A window to the front elevation provides spectacular views of the countryside extending across Aberystwyth.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Penparcau



KITCHEN (3.86m x 1.98m)

The kitchen is equipped with built-in base and eye-level units, a stainless steel sink, and space for a fridge/freezer. The Worcester boiler is neatly housed within the kitchen, and a hatch opens into the lounge area. A window to the front elevation allows natural light to fill the space.

IMPORTANT INFORMATION

TENURE

Leasehold

SERVICES

The property is connected to mains water, electricity, and drainage.

ADDITIONAL INFORMATION

Approximately 1 mile from Aberystwyth ensuring easy access to amenities and attractions.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

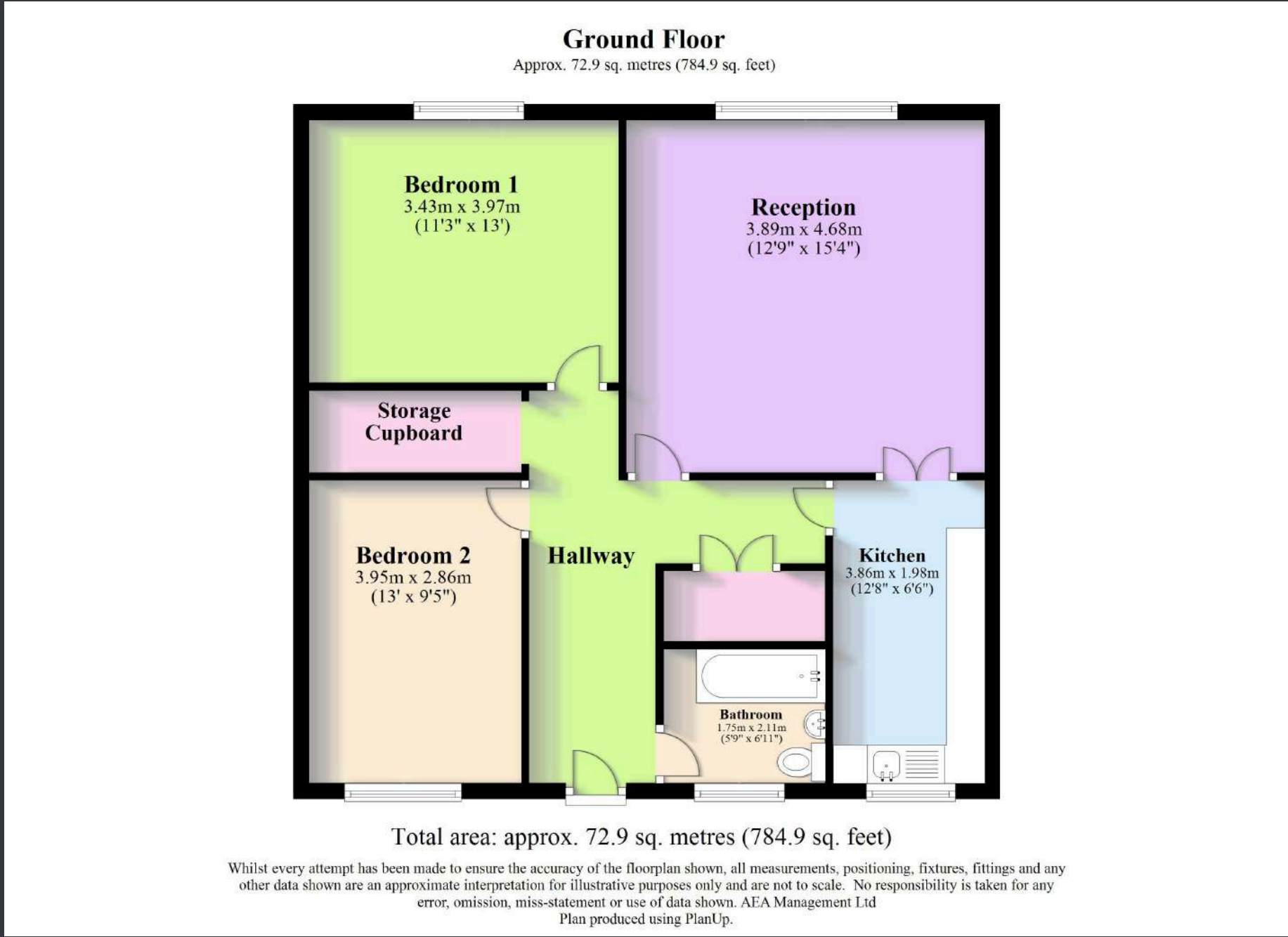
E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Penparcau

2

1

1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - 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.

COPYRIGHT

© 2024 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000