

Penparcau

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Viewing Arrangements
Strictly by appointment
through Alexanders



Penparcau

Guide Price £145,000

Situated in the popular area of Penparcau, this two-bedroom mid-terraced dormer bungalow offers convenient living just minutes from Aberystwyth town centre. With all local amenities on your doorstep and the primary school just a short walk away.

Welcome to Jesmond — a mid-terraced dormer bungalow situated in the heart of Penparcau. Perfectly positioned just a stone's throw from all the local amenities the village has to offer, including a short stroll to Ysgol Llwyn Yr Eos primary school and close to the beaches of Pen Yr Angor in Trefechan. Whether you prefer a leisurely 20-minute walk into Aberystwyth town centre or a quick drive, Jesmond is also conveniently located on a regular bus route, making everyday living both easy and accessible.

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ENTRANCE

Accessed via a uPVC casement door, the entrance opens into a bright and welcoming porch/sunroom, with an internal door leading through to a small entrance hallway.

PORCH/SUN ROOM (2.68m x 2.42m)

Carpeted flooring throughout, with two windows flanking the front door, an additional window facing the front elevation, and a rear-facing window providing a view into the utility room.

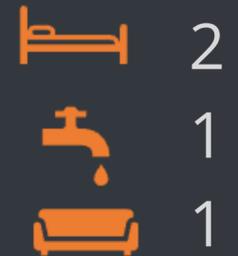
UTILITY ROOM (1.97m x 2.74)

Featuring sliding doors, a storage heater, worktop space, and carpeted flooring, with a window overlooking the porch area.

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HALLWAY

Stairs rise to the first floor, with doors branching off to the main living areas.

LOUNGE (7.87m x 2.88m)

Open-plan lounge and dining area featuring a bay window to the front elevation, ample power points, and a fireplace (currently boarded up), offering potential for reinstatement or decorative use.

DINING ROOM (5.96m x 4.23)

Spacious open-plan lounge/diner with carpeted flooring, a wall-mounted storage heater, and built-in storage cupboards. The under-stair storage area houses the fuse box and electric meter. A large window overlooks the rear elevation, while a door leads into the kitchen, flanked by two windows on either side.

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KITCHEN (3.96m x 2.72m)

The kitchen features base and eye-level units, a built-in double oven, and a sink with a mixer tap. There are additional storage cupboards, and a large window on the side elevation provides views of the rear patio. Two Velux windows allow plenty of natural light, and a small porch area with a patio door leads to the rear patio. A door provides access to the bathroom.

BATHROOM

The room is fully tiled with a wooden panelled ceiling. The suite includes a low flush W.C., a bath with an overhead electric shower, and a hand wash basin with a vanity unit beneath. Additionally, there is a wall-mounted Dimplex heater and a Velux window.

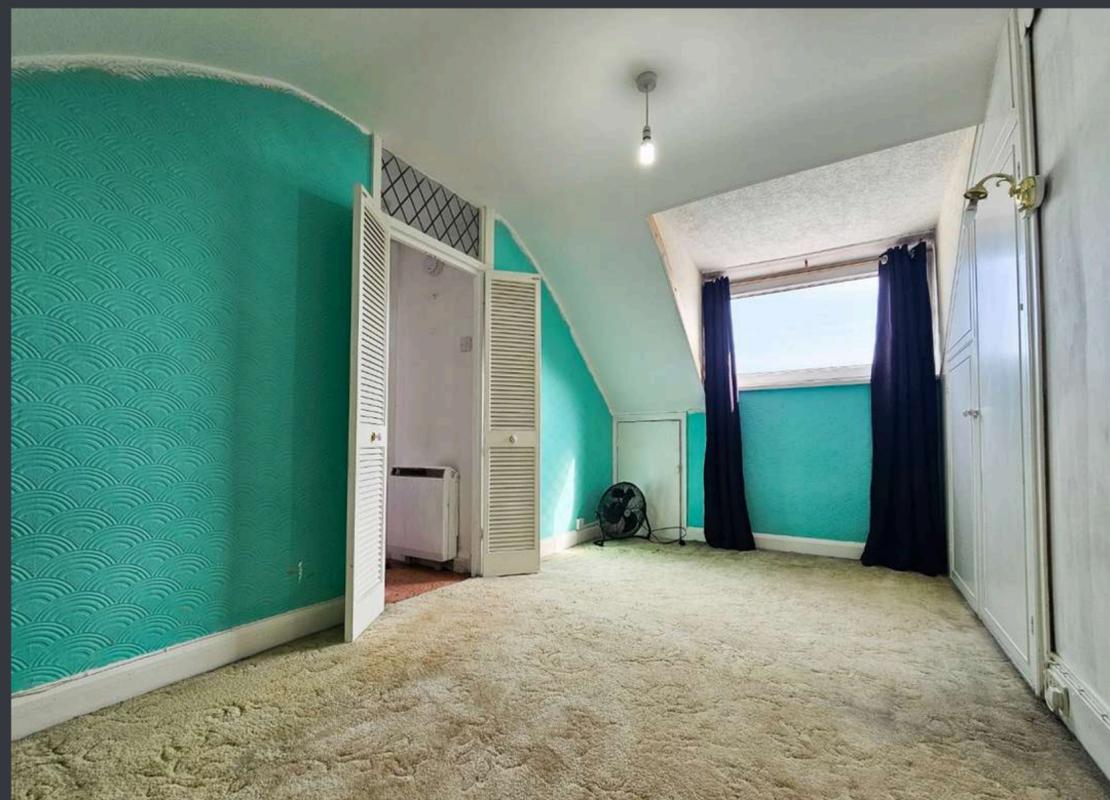
STAIRS LEAD UP THE DORMER

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BEDROOM ONE (4.78m x 2.61m)

Carpeted flooring, built-in storage cupboards, and a large window overlooking the rear elevation.

BEDROOM TWO (4.80m x 1.99m)

Storage heater, a window overlooking the rear elevation, and built-in storage.

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EXTERIOR

The property features a low-maintenance private rear patio, ideal for outdoor relaxation, complete with a shed for additional storage. Additionally, there is a garage located at the rear, providing extra space for parking or storage needs.

IMPORTANT INFORMATION

TENURE

Freehold

COUNCIL TAX- Band C

SERVICES

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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 51 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.

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