

Penrhyncoch



Viewing Arrangements
Strictly by appointment
through Alexanders

Penrhyncoch

Asking Price £189,000

Located in a peaceful residential area, this well-presented two-bedroom home offers comfortable and practical living. Just a short drive from local amenities and with easy access to surrounding areas.

Tucked away in a peaceful residential area, this well-presented two-bedroom home offers a wonderful balance of comfort and practicality. With the added benefits of off-road parking and a private garden, it's perfectly suited for modern living. Just a short drive from Aberystwyth and surrounding areas, the property enjoys excellent access to both local amenities and natural surroundings.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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

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ENTRANCE

Accessed via a timber front door with a glass side panel, this well-presented two-bedroom home offers comfortable living space both inside and out, with private parking and an enclosed garden to the rear.

HALLWAY

A small reception hallway featuring a storage heater, with stairs rising to the first floor and doors leading to the lounge and kitchen.

LOUNGE (5.06m x 4.03m)

A bright and welcoming room with carpeted flooring, a window to the front elevation, and patio doors opening out to the rear garden. Features include an electric fireplace with hearth, a storage heater, under-stair storage cupboard, and ample power points.

KITCHEN (5.03m x 3.22m)

Fitted with eye-level units and wooden flooring, the kitchen includes a white butler sink with mixer tap, built-in electric oven with 4-ring electric hob, and space for a washing machine. There are windows to both the front and rear, providing plenty of natural light. Heated by electric storage heater.

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LANDING

Provides access to the loft (partially boarded), a built-in storage cupboard housing the immersion heater, and doors leading to all rooms.

BEDROOM ONE (5.03m x 3.21m)

A spacious double bedroom with carpeted flooring, electric room heater, and dual-aspect windows to the front and rear elevations.

BEDROOM TWO (2.65m x 3.19m)

Carpeted, with an electric room heater, built-in wardrobe space, and a window overlooking the front.

BATHROOM

Comprising a panelled bath with electric shower over, W.C., hand wash basin, wall tiling, and an opaque window to the rear for privacy.

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EXTERIOR

To the front of the property, there is a small garden alongside a driveway offering convenient off-road parking. To the rear, a privately enclosed lawned garden provides a peaceful outdoor space, complete with an additional raised lawn area in two tiers separated with blockwork.. There is also private rear access and the benefit of further parking.

ABOUT

Penrhyncoch offers a good range of local amenities and services for its residents. These include a primary school, a post office, a petrol station, a social club, tennis courts, a children's playground, and two places of worship.

IMPORTANT INFORMATION

TENURE

Freehold

Council Tax: Band (D)

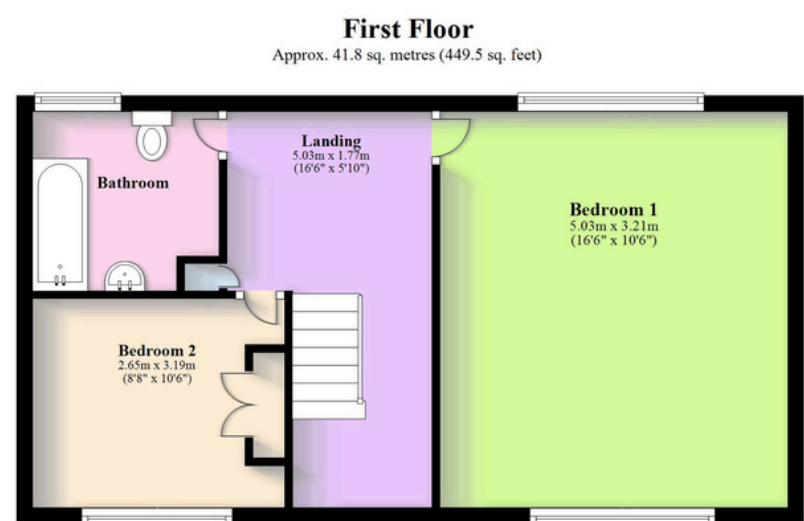
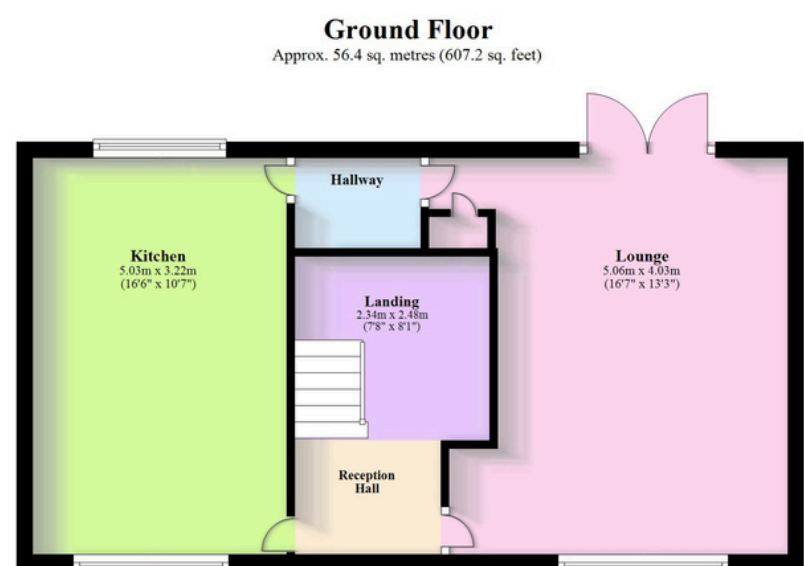
SERVICES

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

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Total area: approx. 98.2 sq. metres (1056.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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.

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