



**3 Glanffrwd, Penrhyncoch**  
**Aberystwyth Ceredigion SY23 3HG**  
**Guide price £179,000**



## A semi detached 3 bed roomed

house situated on a popular estate in the heart of the village.

3 Glanffrwd is in need of some refurbishment but is well positioned on the estate with the back garden bordering the river Silo and a pleasant aspect to the rear over open countryside. There are 3 good sized bedrooms on the first floor and the integral garage is suitable for conversion to additional accommodation subject to planning consent.

Glanffrwd is in the heart of the village within level walking distance of all local amenities which include Post Office, General Stores/Garage and Primary School. There is a regular bus service from the village to Aberystwyth which is but 4 miles travelling distance on the coast. The Aberystwyth University research campus is also nearby at Plas Gogerddan.

## TENURE

Freehold.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating (not tested).

## VIEWING

Strictly by appointment through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 sales@aledellis.com

3 Glanffrwd provides for the following accommodation. All rooms dimension are approximate and all images have been taken by a digital camera.

## GROUND FLOOR

Front Entrance door to

## RECEPTION HALLWAY

With radiator and doors to

## KITCHEN

13'6 x 7'9 (4.11m x 2.36m)



Comprising 1 ½ bowl stainless steel sink unit with mixer tap. Base units with appliance spaces, corner unit and eye level units. Tiled splashbacks, cooker point, laminated floor, radiator and window to fore. Dimplex fan heater.

## LIVING ROOM

13'6 x 20'6 (maximum dimensions) (4.11m x 6.25m (maximum dimensions))



With patio doors to rear garden. Feature fireplace with electric real flame effect fire, radiators and window to rear. Open tread staircase to first floor accommodation.

## FIRST FLOOR

## LANDING

Walk in airing cupboard with radiator & shelving. Access to roof space and doors to

### BEDROOM 1

10'5 x 7'8 (3.18m x 2.34m)



With window to fore and radiator.

### BEDROOM 2

9'7 x 11'3 (2.92m x 3.43m)



Window to fore, radiator and fitted wardrobe.

### BEDROOM 3

11'8 x 9'7 (3.56m x 2.92m)



With window to rear, radiator and fitted wardrobe.

### BATHROOM

7'5 x 5'4 (2.26m x 1.63m)

Comprising pedestal wash hand basin, bath with Mira shower above and screen over. Obscured window to rear, fan heater and heated towel rail.

### EXTERNALLY



Pedestrian path to rear paved patio and decked area bordering the river. Garden shed and lawn. Front vehicular hardstanding leading to

### INTEGRAL GARAGE

With up and over door and freestanding oil fired central heating boiler.



## **DIRECTIONS**

From Aberystwyth proceed North out of town for about 2 miles before turning right for Penrhyncoch.

At the village turn right (near war memorial and post office) proceed for approximately  $\frac{1}{4}$  of a mile before turning right to the cul-de-sac estate.

Number 3 is directly in front of you denoted by a for sale board.

