

101a Ger Y Llan, SY23 3TR



Property Features:

- 2 Bedrooms
- Viewing Recommended
- Kitchen/Dining Room
- Village Location

- Freehold Semi-Detached
- Popular residential Area
- South Facing Garden
- Ample Private Parking

Description

SUMMARY

A freehold semi-detached modern 2 bedroom house in a central village location close to good local amenities. Deep south facing rear garden. Off street parking for 4 cars

DESCRIPTION

This well presented starter home provides good size accommodation ideal for couples of all age groups. The property is situated on a popular residential estate in the centre of the village of Penrhyncoch which offers comprehensive range of everyday amenities with public transport to University town and Seaside resort of Aberystwyth which offers excellent social educational and shopping facilities. The property was built some 25 year of traditional concrete block and brick walls with part rendered external elevation. The main walls support a pitched roof laid with tiles. Windows are of double glazed units. This is a low maintenance home.

Floor Plan



Front Canopy Porch:

Timber panel entrance door with fan light leading to:

Hall:

With stairs to first floor . Night storage heater Telephone point. Doorbell chime and oak type door to:

Lounge: 4.47m (14'8'') x 2.82m (9'4")

With window to front. Feature marble type fireplace surround and hearth with electric insert. three twin power points television point Night storage heater. Understairs storage cupboard. Door to:

<u>Kitchen/Breakfast Room:</u> 3.77m (12'5") x 2.68m (8'10")

With window and door to rear. Range of fitted units comprise of Integral fridge and freezer. Five base cupboards two drawer cupboards. Work top above incorporating four ring electric hob and oven. Single drainer sink. Four twin power points. Plumbing for automatic washing machine.

First Floor:

Approached by easy rise staircase to central landing with doors to:

Bathroom:

With white colour suite comprise of panel bath with electric shower unit above. Low flush WC Pedestal wash hand basin. shaver light, Wall mounted fan heater. Extractor fan.

Rear Bedroom: $3.47 \text{m} (11'5") \times 2.09 \text{m} (6'11")$ With window to rear. Wall mounted panel electric heater. two twin power points Telephone point.

<u>Main Bedroom:</u> $3.14m (10'4") \times 2.80m (9'3")$ With window to front. wall mounted electric heater. Built in triple wardrobe. Four twin power points.

Airing Cupboard:

Housing factory lagged copper hot water cylinder with electric immersion heater.

Outside:

To front open plan lawn garden with tarmac driveway leading to side offering off street parking for 4 cars. Pedestrian gate access leading to Rear Enclosed lawn garden with useful timber built









garden workshop 10' x 6'. The rear garden enjoys a warm south facing aspect.

Services:

We are advised that mains Electric, Water and drainage are connected. Electric heating system.

General:

The property will expressly appeal to first time buyers seeking a conveniently located modern house of low maintenance design. The present owners have prepared plans to build a two storey extension to the side.

Viewings:

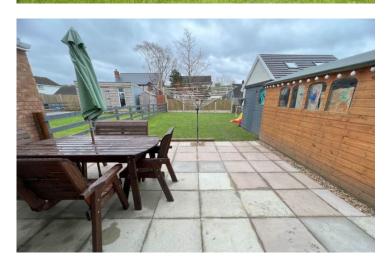
All Viewings are by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

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