



2 Bedroom Detached Bungalow
Old Coach House Penglais Road
Aberystwyth, Ceredigion. SY23 2EY

ASKING PRICE: £235,000
www.iestynleyshon.com



Old Coach House, Penglais Road, Aberystwyth, SY23 2EY

A rare opportunity to acquire a detached 2-bedroom bungalow, ideally situated at the foot of Penglais Road, within easy level walking distance of Aberystwyth town centre and the sea front promenade. Recently redecorated throughout, the property features a modern fitted kitchen, a spacious lounge, and a bright conservatory – offering comfortable and versatile living space in a highly desirable location. Perfectly positioned for access to excellent shopping facilities, educational institutions, and comprehensive transport links to all parts of the country. This type of property is rarely available for sale in Aberystwyth, making it an attractive prospect for downsizers, retirees, or those seeking a conveniently located home close to town amenities and the coast.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property was built in the 1980's of traditional cavity wall construction with an inner skin of timber frame and an outer skin of grey facing brickwork. The main walls support a pitched roof laid with concrete interlocking tile. Windows and doors have been replaced using modern Upvc double glazed units.

GROUND FLOOR ONLY

Upvc front entrance door leading to:

Hallway

With panel radiators, single power point and door to:

Bathroom

With white colour bathroom suite comprise panel bath with electric shower unit above. Low flush WC wash hand basin.

Bedroom 3.41m x 2.73m

With window to front. Double panel radiator. Two twin and single power point.

Main Bedroom 4.41m x 2.73m

With window to front. Three twin power points. Double panel radiator.

Cloak Cupboard

Lounge 4m x 3m

With patio door to outside rear with matching side screens. Two ceiling lights. Three twin power points. Panel radiator. serving hatch to kitchen.

Kitchen 3.29m x 2.64m

With range of fitted units. Four base cupboards four drawer cupboards three wall cupboards. Worktops incorporating single drainer stainless steel sink. Wall mounted Gas fired boiler which heats hot water and central heating. Door to:

Conservatory/Side entrance 2.87m x 2.34m

Ideal utility area with plumbing for automatic washing machine. Door to outside.

Outside

With access to front and rear. Landscaped garden and tarmacadam hard-standing.

Services

Mains electric gas water and drainage. Gas fired central heating system. Council tax Band.

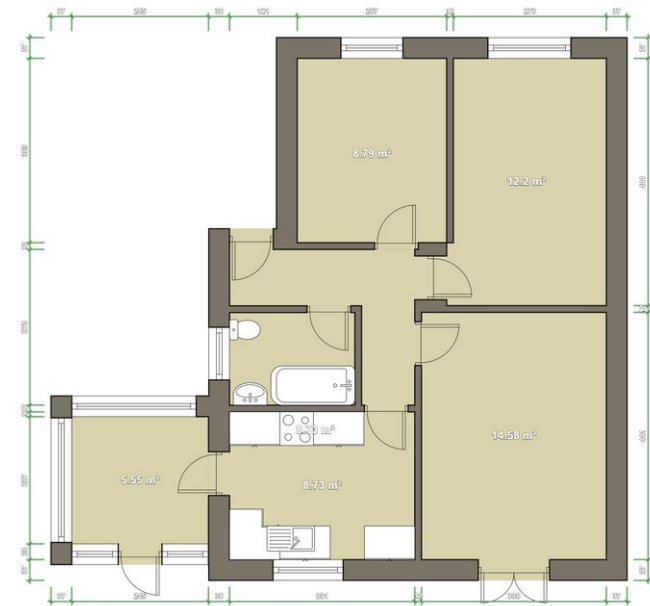
General

This well-presented bungalow offers a rare opportunity to secure a conveniently located home in one of Aberystwyth's most sought-after areas. Early viewing is highly recommended to fully appreciate the location, layout, and potential of this desirable property. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



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