



## The Smallholding Centre

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SA43 1HJ

3 Bed End Terraced

£179,950



## Penrhiwaber , Aberbanc, Llandysul, SA44 5TS

No 3 Penrhiwaber is a character, non estate 3 / 4 bed end of terrace house in very nice order and being located on the edge of Aberbanc village. In the house there is a lounge leading through to a sitting room / bedroom 4, kitchen, bathroom, on the first floor there are 3 bedrooms (one having an ensuite WC). Outside there is off street parking to the front for 1 car with an attractive large patio and gravelled area to the side and rear providing a lovely space to entertain, there is also a corrugated shed and greenhouse. NO FORWARD CHAIN.

## Key Features

Character 3 / 4 Bed End Of Terrace

Lovely Outside Space To Rear

Off Street Parking For 1 Car

Ensuite WC

Views Over Fields To Front

Edge Of Aberbanc Village

Ideal First Time Buyer Property

Energy Rating: E

## Ground Floor

**Accommodation** - Entrance via composite door into:

**Lounge** - 13' 9" x 11' 8" (4.22m x 3.58m) With window to the front, fireplace with wood-burning stove in situ, staircase to first floor, radiator, leading through to:

**Sitting / Dining Room** - 8' 11" x 11' 1" (2.73m x 3.4m) With two UPVC double-glazed windows to the front and side, electric under-floor heating, radiator.

**Kitchen** - 9' 9" x 10' 9" (2.98m x 3.29m) With window to rear, door out to rear, a range of wall and base units with ceramic hob, oven, 1.5 bowl stainless steel sink/drainer unit, fridge/freezer, door into:

**Bathroom** - With frosted window to rear, wash hand basin, panelled bath with shower over with screen, low level flush WC, washer/dryer, electric under-floor heating, chrome towel radiator.

## First Floor

**First Floor** - Accessed via staircase in lounge and giving access to:

**Bedroom 1 (with En-Suite WC)** - 6' 7" x 9' 11" (2.03m x 3.03m) With window to side, radiator, door into:

**En-Suite WC** - 3' 8" x 9' 11" (1.12m x 3.03m) With low level flush WC, wash hand basin, houses the "Worcester" LPG boiler, extractor fan, chrome towel radiator.

**Bedroom 2** - 10' 11" x 8' 2" (3.34m x 2.5m) into recess.

With UPVC double-glazed window to the front, radiator.

**Bedroom 3** - 8' 10" x 11' 1" (2.7m x 3.4m) With UPVC double-glazed window to the front, radiator.

## Exterior

**Externally** - There are gardens to the side and rear of the property with a greenhouse and a useful corrugated metal shed. To the rear is a beautiful large paved patio area with further large gravelled areas where you can sit and relax enjoying the views over countryside to the rear. Off street parking for 1 car to the front.

**General Information** - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, LPG fired central heating.

Council Tax: Band C, Ceredigion County Council

PLEASE NOTE: There is a right of way across the front of the property for the neighbouring property to access their garden which is located to the far right hand side.



Name Plaque



Lounge



Lounge - Another View



Sitting Room / Bedroom 4

**Directions** - From Newcastle Emlyn, proceed over the river bridge and take the A475 Lampeter road. Proceed through Llandyriog and on towards Aberbanc. The property is on the left at the top of the steep hill on the approach to Aberbanc, denoted by our For Sale board.



Sitting Room / Bedroom 4 - Other View



Kitchen



Kitchen - Another View



Bathroom

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 68 D      |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Bathroom - Another View



Small Bedroom With Ensuite WC



Ensuite WC



Bedroom 2



Bedroom 3



Bedroom 3 - Another View



Large Rear Patio Area



Rear Gardens



Views To Rear



Corrugated Shed



Off Street Parking For 1 Car