



## 28 Cae'r Pandy, Penrhyncoch, Aberystwyth, SY23 3FT

Offers In The Region Of £260,000

- Modern 3 Bedroom House
- Sought After Residential Development
- Village Location
- Off Road Parking & Enclosed Rear Garden
- Electric Boiler & Solar Panels
- EPC Rating B

# 28 Cae'r Pandy, Aberystwyth SY23 3FT

Situated within the modern and highly regarded Cae'r Pandy development in Penrhyncoch, this beautifully presented three-bedroom semi-detached home offers contemporary family living in a desirable village setting just a short drive from Aberystwyth.

Constructed in 2022 as part of this attractive new development, the property benefits from modern construction standards and energy-efficient design, providing comfortable, low-maintenance living ideal for families, professionals or first-time buyers. Homes within the development were designed with modern lifestyles in mind, featuring high-quality finishes, fibre broadband connectivity, solar panels, and electric heating systems, alongside well-planned interiors and private outdoor spaces.



Council Tax Band:



## Property

The accommodation is immaculately presented throughout and offers bright and well-proportioned living space, complemented by a modern kitchen and stylish bathrooms. Benefitting from off road parking to the front and a private south facing enclosed rear garden with an extended patio recently laid by the current owner, and a secure garden shed, perfect for outdoor dining, entertaining, or family use.

## Location

Situated within the modern, highly regarded Cae'r Pandy development in Penrhyncoch and offers a pleasant residential environment within easy reach of local village amenities, countryside walks and transport links to the wider Ceredigion area.

The property is approached via off road parking, pedestrian path to the side and entrance door into

## Entrance Hallway

Doors to utility room, kitchen/diner and door to

## Cloakroom

5'6 (max) x 3'11 (max)

Obscure double glazed window. Low flush w/c. Ceramic wash hand basin. Tiled splashback. Radiator.

## Utility Room

5'5 (max) x 3'11 (max)

Space and plumbing for washing machine. Solar PV box. Radiator.

## Kitchen/Diner

13'5 (max) x 12'4 (max)

Double glazed window. Range of wall and base units with work surfaces over. Integrated electric oven and hob with extractor over, space and plumbing for dishwasher, stainless steel sink with mixer tap and drainer. Downlights. Double oak doors to

## Living Room

16'8 (max) x 13'0 (max)

Double glazed patio doors to rear external. Decorative fireplace housing electric fire. Wood affect laminate flooring. Downlights. Radiator. Stairs to first floor landing

## First floor landing

Airing cupboard housing boiler and hot water tank. Oak door to

## Bedroom

10'6 (max) x 7'4 (max)

Double glazed window. Carpet. Radiator.

## Bedroom

10'6 (max) x 8'10 (max)

Double glazed window. Carpet. Radiator.

## Family Bathroom

6'3 (max) x 5'6 (max)

Suite comprising bath with shower over, low flush w/c and ceramic wash hand basin. Partially tiled walls. Radiator.

## Bedroom

11'2 (max) x 10'2 (max)

Double glazed window. Built in wardrobe space. Carpet. Radiator. Oak door to

## En Suite Shower Room

6'0 (max) x 3'6 (max)

Obscure glazed window. Shower cubicle with shower over. Low flush w/c. Ceramic wash hand basin. Partially tiled walls. Stainless steel heated towel rail.

## Loft Space

Potential for further development.

## External

To the front of the property is an area of off road parking for 2 vehicles with pedestrian path leading to the side entrance and gate to the enclosed rear garden which is laid mainly to lawn with patio area and garden shed.

## Tenure

Freehold



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>81</b>               | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

#### General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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