



3 Bedroom Detached Bungalow
Brynhafod, Llandre
Bow Street, Ceredigion. SY24 5BS

ASKING PRICE: £265,000
www.iestynleyshon.com



Brynhafod, Llandre, Bow Street, Ceredigion. SY24 5BS

The property is situated in the centre of the village on the right hand side of the road when travelling between Rhydypennau and Borth. It is opposite the tennis courts facing South and in an elevated sunny position. Llandre is an attractive and popular commuter village. The University town and seaside resort of Aberystwyth lies some 5 miles distance and offers excellent social, educational and shopping facilities. The villages of Bow Street and Borth offer good local amenities with primary school available at Rhydypennau. The property was constructed c.1965 of precast concrete walls with reformite brick front elevation. The main walls support a pitched roof laid with natural tiles. Windows are of uPVC double glazed casement. The accommodation is arranged over ground floor only and is well presented and spacious.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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.

GROUND FLOOR

Front entrance door leading to storm porch with inner door leading to:

Central Reception Hallway

Central Hall with night storage heater, twin power point, cloak cupboard. Access hatch to loft space. Doors to:

Lounge 4.84m x 3.22m

With picture window to front with a warm south facing aspect and attractive views over the Valley/village. Open fireplace. Three twin power points Night storage heater, Smoke detector.

Kitchen 3.25m x 2.30m

With range of oak fronted fitted base and wall units including concealed pull out breakfast bar. Ample work top to both sides of the kitchen. Single drainer stainless steel sink. Integrated oven with hob. Two Twin power points, single power point. Night storage heater. Airing Cupboard housing hot water cylinder with electric immersion heater. Window and door leading to drive-way at side of bungalow. Stone tile flooring.

Shower Room 2.20m x 2.00m

With window to front. Shower tray with half screen around and housing electric shower unit. Low flush WC. Wash hand basin. Extractor fan. Tiled walls. Night storage heater.

Cloak Cupboard

Double bedroom 4.17 m x 2.50m

Windows to rear and side. Night storage heater. Two twin power points.

Single bedroom 2.62m x 2.47m

Currently used as dining room. Window to rear overlooking courtyard and elevated garden. Two twin power points.

Double bedroom 3.57m x 3.25m

Window to rear looking out on courtyard and large elevated garden. Night storage heater. Two twin power points. window to rear. Two twin power points.

Outside

Gated vehicular entrance driveway, leading to rear. Garage with recently fitted up and over door. Courtyard area to rear with new wooden shed. Steps ascending to large elevated lawn garden with mature shrubs and views over the valley. Sunny, south-facing front garden, with lawn and mature shrubs. Private sun-trap front patio leading to front door.

Services

Mains electric water and drainage. Electric heating by way of Night Storage Heaters and solid fuel fire. Telephone subject to contract.

General

This is an excellent opportunity to purchase a comfortable bungalow in a desirable and convenient village location close to the beach and the town. For further details please contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewings.



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