



3 Bedroom Detached Bungalow
Anwylfa, Talybont
Aberystwyth, Ceredigion, SY24 5HF

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



Anwylfa, Talybont, Aberystwyth, Ceredigion. SY24 5HF

This is an excellent opportunity of purchasing a detached bungalow in a village location set within a private plot. The village of Talybont offers a primary school, Shop, Garage Place of worship public house and regular bus service to the University town of Aberystwyth 9 miles South and the Market town of Machynlleth 9 Miles North. The sandy beaches of Ynyslas and Borth lie some 3 miles distance. the bungalow is well maintained and offers good size room ideal for couples of families. The property was built c1979 of concrete panel walls which support a pitched roof laid with concrete interlocking tiles. Windows are of replacement Upvc double glazed units and doors. The property lies on the outskirts of the village set within a mature private plot with established trees and flowering shrubs.

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.

Front Entrance Door leading to:

Porch mainly built of lower block walls with Upvc double glazed upper parts. Upvc entrance door leading to:

Reception Hall

Panel radiator, Telephone point. and doors to

Lounge 3.37m x 5.21m

With picture window to front with low level sill with pleasant aspect of front garden and other window to side adding natural light. Morso solid fuel stove fire. Three twin power points single power point. Double panel radiator

Kitchen/Dining Room 5.22m x 2.63m

With range of modern fitted units comprise of six base cupboards, seven drawer cupboards, four wall cupboards. Glass display unit. Work tops incorporating single drainer sink. Double panel radiator, two single power points. Four twin power points. Cooker control with power point.

Utility 1.69m x 2.08m

With Upvc door to outside rear. Wall mounted Worcester gas fired boiler which heats hot water and central heating.

Front Bedroom 3.20m x 3.04m

With window to front. Panel radiator. Twin power point. Mirror fronted fitted wardrobes.

Main Bedroom 3.92 m x 3.22m

With window to front. Panel radiator, telephone point, Two twin power points Television point.

Rear Bedroom 3.73m x 2.78m

With window to rear. Panel radiator, Twin and single power point.

Bathroom

With large shower cubicle with Triton electric shower unit above. Pedestal wash hand basin. Low flush WC Panel radiator. Shaver point.

Outside

To front Galvanised double vehicular gated entrance with loose gravelled driveway offering turning and parking area leading to Car Port. The garden extends to front side and rear and i an established garden with flowering shrubs and trees. Ideal wildlife habitat garden with small water feature.

Services

Mains Electric, Gas, Water and Drainage. Gas fired central heating system. Council Tax Band "D"

General

An excellent opportunity of purchasing a well presented bungalow residence close to good local amenities in a popular commuter village and close to the sandy beaches of Borth and Ynyslas. For further details please contact Iestyn Leyshon 01970 626585 who will be please to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Call us today.
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