



3 Bedroom Semi-detached House
76 Bryncastell, Bow Street
Aberystwyth, Ceredigion. SY245DF

ASKING PRICE: £249,950
www.iestynleyshon.com



76 Bryncastell, Bow Street, Aberystwyth, SY245DF

The Bryncastell Estate occupies a south facing site on the outskirts of the village. It provides a number of pleasant residences of varying designs and appearance in a neatly planned layout. The Estate remains within walking distance of excellent village amenities to include General Stores, Primary School and Recreation Hall. A bus service and the recently opened train station operates to and from town. The University town of Aberystwyth lies some 4 miles distance. The property is traditionally built of cavity wall construction to main with rendered external elevations with double glazed windows throughout. The roof is pitched with two flat roof dormers. This well presented house provides of the following accommodation

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

Side entrance door leading to:

Reception Hall

With stairs to first floor. Panel radiator single power point Telephone point and doors to:

Cloak Cupboard

Lounge/Dining Room 4.87m x 3.36m

With double patio doors to outside rear. Laminate floor covering.three twin power points Feature fireplace.

Kitchen 2.81m x 2.36m

With window to front. Range of fitted cupboards comprises of Six wall cupboards, Larder cupboard housing wall mounted Worcester gas fired boiler which heats hot water and central heating. 7 Drawer cupboards 4 basecupboards work tops above incorporating single drainer stainless steal sink with rinse bowl. Single power point four twin power points extractor fan. door to:

Integral Garage 5.00m x 2.32m

With up and over garage door. Electric meters and consumer unit. Gas meter. Plumbing for automatic washing machine and fridge. Four twin power points. Understairs storage cupboard.

First Floor

Approached by turn style staircase leading to:

Central Landing

With power point and doors to:

Front Bedroom 2.85m x 2.64m

With window to front. panel radiator. Fitted wardrobe with storage cupboards. two single power points.

Other front bedroom 2.95m x 2.72m

With window to front. Twin and single power points.

Bathroom

With modern white suite comprise of panel bath with electric shower unit above. Low flush WC Vanity wash hand basin. Fully tiled walls.

Main Bedroom 4.87m x 3.34m

With two windows to rear. Panel radiator. Two double louver fronted fitted wardrobes. Twin and single power point.

Outside

To front tarmacadam forecourt ideal off street parking for two cars. Pedestrian access to side leading to deep rear garden partly laid with patio slabs ideal for those "Alfreso" experiences. A warm sunny Lawn garden.

Services

Mains electric, gas, water and drainage. gas fired central heating system. Council Tax band "?"

General

This is an excellent opportunity of purchasing a family size house on a popular estate. ideal for first time buyers or families seeking a convenient to maintain and located house. 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			
(69-80) C			
(55-68) D			69
(39-54) E	46		
(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			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			