

Brynsiriol Bow Street, SY24 5AR

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Brynsiriol, , Bow Street, SY24 5AR

Nestled in the desirable commuter village of Bow Street, this architecturally designed home combines distinctive style with functionality. Located just 4 miles north of the vibrant University town and seaside resort of Aberystwyth. This property offers easy access to the town's excellent educational, shopping, and leisure facilities. With strong public transport links, it's perfectly positioned for both professionals and families. Built approximately 60 years ago, this unique property showcases traditional masonry construction with rendered external elevations, giving it a timeless, durable appeal. The architect's thoughtful design includes a shallow-pitched roof and modern aesthetics. Bow Street itself offers a comprehensive range of everyday

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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GROUND FLOOR

The accommodation is comprised as follows: Glazed front entrance door leading to:

Hall

With double panel radiator, stairs to first floor and door to:

Sitting/Dining Room 4.87m x 3.10m

With gas fire, 2 twin power points, TV point, panel radiator, glazed door to

Conservatory 2.84m x 2.75m

Built of upvc double glazed upper parts, twin power point.

Kitchen 4.10m x 3.00m

With window to rear. Range of oak fronted base and eye level units, worktops above incorporating single drainer stainless steel sink, panel radiator, 5 twin power points, cooker control with power point, door to:

Rear Entrance Hall m x m

With door to front and rear, electric meters and consumer units, door to:

Shower Room 4.14 m x 1.94m

With shower cubicle, low flush wc, wash hand basin, double panel radiator.

Lounge 5.18m x 3.63m

Currently hair salon. With Worcester wall mounted gas boiler which heats hot water and central heating, 3 feature portal circular windows to front, glazed door to outside front. 2 twin power power points.

FIRST FLOOR m x m

Approached by easy rise staircase to:

Main Bedroom 5.18m x 3.00m

With 4 twin power points, double panel radiator, 3 windows to front, sloping ceiling, gas fire.

Bathroom m x m

With panel bath, pedestal wash hand basin, low flush wc, double panel radiator.

Linen Cupboard m x m

Rear Bedroom 3.10m x 2.76m

With window to rear, built in wardrobes.

Other Rear Bedroom m x 3.00m

Window to rear and side, panel radiator, single power point, built in wardrobe.

Other Rear Bedroom 4.10m x 3.39m With window to front and rear, 2 built in wardrobes, double panel radiator.

Outside m x

To front, tarmacadam driveway. Front lawn garden area. To rear, paved patio area.

Services m x m

Mains Electric, Gas, Water and Drainage. Gas fired central heating system.

General m x m

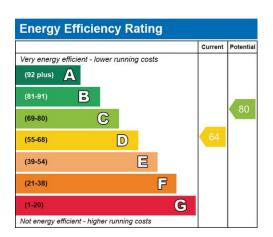
This modern charming house offers good size rooms and convenient living close to good local amenities. Ideal for families. For further information please contact lestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.

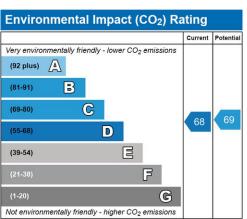
 $m \times m$

 $m \times m$











Total area: approx. 144.2 sq. metres (1552.4 sq. feet)
For illustration purposes only, floor-plan not to scale and measurements are approximate.

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