



4 Bedroom Detached Family House  
Brynsiriol  
Bow Street, Aberystwyth, Ceredigion. SY24 5AR

ASKING PRICE: £299,950  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## Brynsiriol, Bow Street, Aberystwyth, Ceredigion. 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 amenities, while Aberystwyth's array of shops, schools, and social activities are just a short drive, bus ride or train trip away, offering the best of both worlds.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

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

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

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

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.

### Half Landing

With glazed door to:

### Central Landing

With window to side, double panel radiator, door to:

### Bathroom

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

### Linen Cupboard

### 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

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

### Services

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

### General

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

