



IESTYN  
LEYSHON  
FRICS



4 Bedroom Detached House  
Poplars, Capel Bangor,  
Aberystwyth, Ceredigion. SY23 3LN

ASKING PRICE: £295,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## Poplars, Capel Bangor, Aberystwyth, SY23 3LN

Nestled in the charming settlement of Capel Bangor, this characterful property welcomes you with a rich history and a prime location just at the entrance to the village. Perfectly positioned, it lies a mere 4 miles from the bustling University town and picturesque seaside resort of Aberystwyth, renowned for its excellent educational institutions, vibrant social scene, and a diverse array of shopping facilities. Convenient public transport connects you to all corners of the region, making this an ideal base for both work and leisure. This delightful home was originally constructed approximately 120 years ago. The property showcases traditional craftsmanship with its solid stone walls, adorned with exposed cement-pointed external elevations that beautifully reflect its heritage. The main structure is topped with a pitched roof clad in natural slate, adding to its timeless charm. In keeping with modern living, the property benefits from a thoughtfully designed rear extension. This addition seamlessly blends contemporary practicality with the character of the original building, creating a versatile space to suit a variety of lifestyle needs. Whether you're drawn by its historic appeal or its enviable location.

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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

Central front entrance door leading to:

### Hall

With doors to:

### Lounge 6.80m x 3.30m

With window to front, double panel radiator, built in alcove with fitted glass shelves, 3 twin power point, feature Cotswold Stone fireplace surround with slate hearth, panel glazed door to:

### Garden Room 6.00m x 2.23m

With glazed walls with aspect of rear garden, night storage heater, door to outside.

### Dining Room 3.68m x 3.38m

Window to front, double panel radiator, alcove fitted cupboard.

### Internal Hallway

With stairs to first floor, single power point, doors to:

### Kitchen 3.09 m x 2.72m

With range of fitted units comprise of 7 base cupboards, 6 drawer cupboards, worktops above incorporating double drainer stainless steel sink with mixer tap, cooker control with power point, single power point, twin power point, larder cupboard, 6 wall cupboards, freestanding Worcester oil fired boiler which heats hot water and central heating, master programmer, electric meter cupboard. Understairs storage cupboard.

## FIRST FLOOR

Approached by easy rise staircase with half landing with steps ascending to:

### Rear Bedroom 3.70m x 3.46m

With Window to rear, sliding patio door to balcony rooftop, vanity wash hand basin, double panel radiator, twin power point, fitted wardrobe.

### Central Landing of the Main Building

With doors to:

**Rear Bedroom** 3.38m x 3.00m With window to rear, pedestal wash hand basin, double panel radiator, fitted wardrobes with shelves.

### Main Bedroom 4.52m x 3.70m

2 Windows to front, upvc double glazed sash style windows, range of fitted bedroom furniture to include a vanity wash hand basin, double panel radiator, twin power point.

### Front Bedroom 3.77m x 3.41m

With window to front, double panel radiator, pedestal wash hand basin, twin power point.

### Shower Room

With large shower cubicle, low flush wc, pedestal wash hand basin.

### Airing Cupboard

Housing factory lagged copper hot water cylinder with electric immersion.

## OUTSIDE

To front, open forecourt garden area with driveway leading to attached garage (6m x 3m) with power and lights. To rear, a deep south facing garden arranged in 2 areas with aluminium glass house. Utility/store room with outside toilet.

## SERVICES

Mains Electric, Water and private drainage (to be confirmed). Oil fired central heating system.

## GENERAL

The property has been occupied by an elderly person in recent times and can be found in satisfactory standard of condition. This property offers a unique opportunity to enjoy the best of rural and coastal living.



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



Total area: approx. 178.4 sq. metres (1920.4 sq. feet)  
 For illustration purposes only. Floor plan not to scale and measurements are approximate.  
 Plan produced using Planific.