



4 Bedroom Semi-detached House  
31 Maes Afallen  
Bow Street, Ceredigion. SY24 5BL

ASKING PRICE: £300,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 31 Maes Afallen, Bow Street, Ceredigion. SY24 5BL

This charming 4-bedroom family home offers comfortable, low-maintenance living with its thoughtfully designed layout. The modern kitchen and bathroom provide contemporary convenience, while the spacious L-shaped lounge and dining area create the perfect space for family gatherings. A separate sitting room adds extra versatility to the living arrangements. Upstairs, you'll find four generously sized bedrooms, ideal for family life or accommodating guests. The property includes off-road parking at the front and a delightful enclosed rear garden with side pedestrian access. The south-facing aspect of the garden makes it an ideal spot for entertaining, relaxing, or enjoying sunny days. Nestled in the popular commuter village of Bow Street, this home benefits from excellent local amenities, including a primary school,

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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.

convenience shop, pub, takeaway, and village hall. The larger town of Aberystwyth, with its vibrant University community, major shopping facilities, supermarkets, employment opportunities, and leisure activities, is just 4 miles away. Aberystwyth is easily accessible by car, regular bus service, or train. This property offers an outstanding combination of village life with the convenience of nearby town facilities—a perfect place to call home!

#### GROUND FLOOR

Upvc double glazed front entrance door to:

##### Reception Hall

With single power point, double panel radiator, window to front, stairs to first floor, laminated floor covering and door to:

##### Lounge/Dining Room 6.12m x 4.50m

With 2 double panel radiators, window to front, patio door to outside rear, feature fireplace, 3 twin power points, TV point, 2 single power point, under stairs storage cupboard, door leading to:

##### Kitchen 3.05m x 3.43m

With range of modern fitted kitchen units comprised of 5 base cupboards, 3 drawer cupboards, ladder cupboard, 8 wall cupboards, worktops above incorporating single drainer stainless steal sink with rinse bowl, 4 ring gas hob, 2 single power points, 2 twin power points, cooker control with power point, plumbing for automatic washing machine, door to:

##### Rear Entrance Hall

With half glazed upvc double glazed door to outside rear.

##### Toilet

With low flush WC and wash hand basin.

##### Utility Area

With wall mounted Glow Warm gas fired boiler which heats hot water and central heating, plumbing for automatic washing machine, twin power point.

##### Sitting Room 5.57m x 2.98m

Window to front, 3 twin power points, BT extension points, double panel radiator, gas meter.

#### FIRST FLOOR

Approached by easy rise staircase to:

##### Landing

With panel radiator, single power point and door to:

**Front Bedroom** 3.00m x 3.00m Window to front, panel radiator, twin power point, single power point.

##### Airing Cupboard

Housing factory lagged copper hot water cylinder with electric immersion heater.

##### Bathroom

With pedestal wash hand basin, low flush WC, panel bath with shower adapter above, double panel radiator, tiled walls.

##### Rear Bedroom 3.30m x 2.31m

Window to rear, panel radiator, 2 single power points.

##### Other Rear Bedroom 3.30m x 2.77m

Window to rear, panel radiator, 2 twin power points.

##### Main Bedroom 4.49m x 2.79m

Window to front, double panel radiator, 2 twin power points, built in wardrobes.

**OUTSIDE** To front, tarmac driveway, open plan lawn garden with pedestrian access to side to the rear garden which is an enclosed patio area.

#### SERVICES

Mains electric, gas, water and drainage connected, council tax band.

#### GENERAL

This is an excellent sized house, ideal for families of all age groups seeking a conveniently located property in a quiet cul de sac location. Close to good public transport link with train station available at Bow Street. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange a 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	78

