



4 Bedroom Detached Bungalow
17 Trefaenor Comins Coch
Aberystwyth, Ceredigion. SY23 3UB

ASKING PRICE: £335,000
www.iestynleyshon.com



17 Trefaenor, Comins Coch, Aberystwyth, SY23 3UB

The property is situated on a pleasant plot backing on to farm land and enjoys some of the finest views of the surrounding area. Trefaenor estate is made of similar houses and bungalows which enjoys the dual benefits of a village setting whilst remaining within easy reach of the coast and centre of Aberystwyth and all of its major facilities. The property is conveniently situated enjoying an elevated location on this popular estate developed by builders of excellent reputation. It is particularly pleasant estate being located on elevated ground with fine rural views, yet remaining within easy reach of the centre of Aberystwyth. A regular bus service operates to and from the town with bus stop located nearby.

GROUND FLOOR

Upvc front entrance door leading to:

Reception Hall

With twin power point, BT point and door to:

Cloak Cupboard

Housing electric consumer units and door to:

Lounge 5.00m x 3.63m

Window to front with open aspect, solid fuel stove fire with tile hearth and timber surround, night storage heater, 3 twin power point, tv point, door to:

Internal Hall

With door leading to:

Kitchen 6.33m x 2.97m

Windows to side, doors to outside, range of modern "Cashmere" colour fitted units comprised of 2 corner cupboards, 6 base cupboards, integral dishwasher, concealed washing machine, larder and a fridge freezer, 2 pan drawers with concealed cutlery draw, 3 other drawers. Worktops above incorporating 4 ring ceramic hob, built in double mid mounted Lamora oven, Lamora fitted microwave, stainless steel sink, 7 wall cupboards, 5 twin power point, cooker control with power point. Electric blow hot air under skirt heater, under stairs storage cupboards, stairs to first floor and door to:

Dinning Room 4.66 m x 2.55m

Dual aspect window to front and rear, wall mounted electric panel heater.

Internal Hall

With door to:

Airing Cupboard

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

Bathroom

With panel bath, quadrant shower cubicle, vanity wash hand basin, low flush wc, extractor fan.

TV Lounge 3.16m x 2.61m Tile floor, 2 twin power points and double opening leading to :

Conservatory 3.61m x 2.36m

Built of Upvc double glazed upper parts with double French style doors to outside rear, and tile floor.

Main Bedroom 3.41m x 3.16m

Window to rear, range of fitted units with shelves and hanging rails, twin power points, single power points.

FIRST FLOOR

Approached by easy rise staircase to

Landing

Velux window, door to

Rear Bedroom 3.41m x 3.20m

Dormer window to side, pine floor boards, access hatch to loft storage space with lights, 2 twin power points.

Shower Room

With low flush WC, vanity wash hand basin, shower cubicle with electric shower unit above, extractor fan.

Middle Bedroom 2.97m x 2.30

With 2 twin power points, wall mounted electric panel heater.

Front Bedroom 4.00m x 3.84m

Access hatch to loft storage space with lights, wall mounted electric panel heater, 2 twin power points.

Outside

To front, open plan garden landscaped with ornamental trees and shrubs, driveway leading to side. To rear, enclosed established garden with a central lawn garden, timber built covered seating area and a recently erected timber built garden potting shed with glazed units adding natural lights.

Services

Mains electric, water and drainage, telephone subject to BT terms and conditions, Council tax band ??

General This is an excellent opportunity of purchasing a superb family home in a conveniently situated close to the University town and the main administrative centre of Aberystwyth. The property offers useful rooms ideal for families of all age groups. For further details apply to Iestyn Leyshon on 01970 626585.



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