



**Golygfa, Fryers Court , Ysbyty Ystwyth
Ystrad Meurig Ceredigion SY25 6AU**

Guide price £335,000



A spacious detached 4 bedroomed dormer bungalow

with integral garage, pleasant garden and unrivalled views over the Ystwyth Valley.

The village of Ysbyty Ystwyth is situated some 12 miles inland from the vibrant market and University town of Aberystwyth. The town has a good range of both social, leisure and educational facilities. There are some local amenities available at the village and the near-by village of Pontrhydygroes to include primary school and public house. The market town of Tregaron is some 9 miles to the south which also has some local and national amenities.

The property was built in 2014 and provides for a commodious family home.

There is under floor heating on the ground floor and radiators on the first floor. The property has been designed and constructed to take advantage of the fine views to the rear. Plot 4 has been developed on a sizeable plot with a pleasant garden, integral garage and hard standing to the fore.

TENURE

Freehold.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

VIEWING

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Plot 4 provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

HALF GLAZED FRONT DOOR TO

RECEPTION HALLWAY

With doors to

FRONT SITTING ROOM

13'1 x 12' (3.99m x 3.66m)



With 2 windows to fore and electric fire with real flame effect. This room alternatively could be utilised as a bedroom.

DOWNSTAIRS WC

With pedestal wash hand basin, tiled floor and extractor fan.

BEDROOM 4

13' x 9'5 (3.96m x 2.87m)



With window to side.

BEDROOM 3

14'2 x 10' (4.32m x 3.05m)



With window to fore.

SPACIOUS MODERN KITCHEN/ DINING/ LIVING ROOM



LIVING AREA

11'9 x 20'3 (3.58m x 6.17m)



Raised hearth with fireplace, 2 french doors to rear with fine views.

KITCHEN AREA

12'8 x 10' (3.86m x 3.05m)



Comprising a comprehensive range of base and eye level units with concealed fridge/ freezer and Whirlpool dishwasher. Whirlpool electric double oven, worktops, tiled splash backs and stainless steel extractor hood. Recess cupboard housing the underfloor heating system, tiled floor and window to rear with fine views.

UTILITY ROOM

8'1 x 6'8 (2.46m x 2.03m)

Comprising single drainer stainless steel sink unit with mixer tap, base unit with work top, tiled floor and door to rear.

DOWNSTAIRS SHOWER ROOM

5'9 x 6'8 (1.75m x 2.03m)

Comprising pedestal wash hand basin, low level flush wc, shower cubicle, tiled floor and obscured window to fore.

FIRST FLOOR ACCOMMODATION

LANDING

With velux window and radiator. Airing cupboard with radiator and doors to

BEDROOM 1

13'1 x 16'3 minimum dimensions (3.99m x 4.95m minimum dimensions)



A bay window with panoramic views, window to side and radiator. Door to

STORE ROOM / CHILDS ROOM

12'4 x 8'3 (3.76m x 2.51m)



With limited head room, velux window and radiator. Under eaves storage.

BATHROOM

5'8 x 9'2 (1.73m x 2.79m)



Comprising low level flush wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, tiled floor, heater towel rail and part tiled walls.

MASTER BEDROOM 2

10'4 x 16'3 minimum dimensions (3.15m x 4.95m minimum dimensions)



A bay window with panoramic views to rear, velux window and radiator.

DRESSING AREA

9'8 x 6'4 (2.95m x 1.93m)



With fitted wardrobes extending along one wall, radiator and velux window.

EN-SUITE SHOWER ROOM

8'9 x 9'7 (2.67m x 2.92m)



Comprising shower cubicle, pedestal wash hand basin, low level flush wc, heater towel and radiator. Velux window.

EXTERNALLY

Entrance drive and hard standing leading to

INTEGRAL GARAGE

18' x 12' approximate (5.49m x 3.66m approximate)

With window and door to rear. Housing the free standing oil fired central heating boiler.

Pedestrian paths leading to

REAR GARDEN

Laid to lawn with paved patio area, cold water tap, outside wc and oil tank.

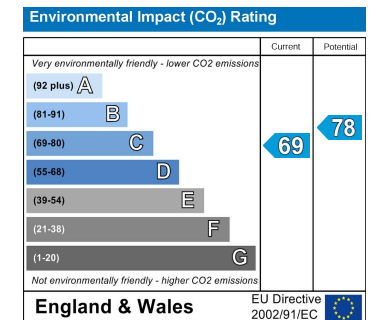
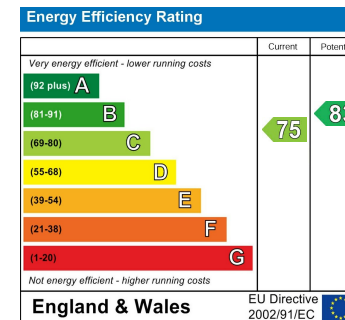
DIRECTIONS

From Aberystwyth take the A487 trunk road south to Southgate, branch left onto the A420 Devils Bridge road and turn almost immediately right onto the B4340 Pontrhydfendigaid road. Proceed to the village of Abermagwr turning left and proceed to Pontrhydygroes. At the T junction turn right over the bridge through the village to Ysbyty Ystwyth where the property can be seen denoted by a for sale board on the right hand side near the church on our left.



The Floor plans are for guidance only.
Plan produced using PlanUp.

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