



28 Trefaenor, Comins Coch
Aberystwyth Ceredigion SY23 3UB
Guide price £215,000



Well situated on a spacious corner plot on this popular residential estate a detached double glazed and centrally heated 3 bedroomed bungalow.

The bungalow is well presented throughout and provides for commodious accommodation. The former attached garage has been converted to a bedroom (see floor plan) with the former bedroom now an useful sitting room. Externally there is off road parking for two vehicles and the rear garden is well stocked with trees, shrubs and flower borders.

Comins Coch is situated some two miles inland from Aberystwyth. There is a primary school at the village and a regular bus service to the town. Aberystwyth has a good range of both local and national retails in addition to secondary schools and major banks. Major employers include the University, The National Library of Wales and Bronglais Hospital which are all within two miles to the property. Last but not least the property has easy access to both Aberystwyth railway station and the newly opened railway station at Bow Street for access to Machynlleth, Shrewsbury and beyond.

NO ONWARD CHAIN

TENURE:

Freehold.

SERVICES:

Mains electricity, water, and drainage. Economy 7 central heating.

VIEWING:

Strictly by appointment through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

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

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

Night storage heater, cloak cupboard and door to

LIVING ROOM

11'1 x 17' (3.38m x 5.18m)



Night storage heater, window to fore. Open brick fireplace.

KITCHEN

9'1 x 9' (2.77m x 2.74m)



Range of base units with Zanussi double electric cooker, appliance spaces. 1½ bowl stainless steel sink unit with mixer tap. Eye level units with extractor fan. Tiled splashbacks, cooker point. Breakfast bar. Plumbing for automatic washing machine, door to side, tiled floor.

INNER HALLWAY

Night storage heater, ladder access to roof space. Airing cupboard with copper hot water cylinder.

BEDROOM 1

9 x 10' (2.74m x 3.05m)



Night storage heater and window to side.

SITTING ROOM

10' x 13' (3.05m x 3.96m)



Window to rear, night storage heater. Steps to

BEDROOM 2

8'1 x 15'1 (2.46m x 4.60m)



Windows to fore and rear, night storage heater.

BEDROOM 3

10' x 18' (3.05m x 5.49m)



Window to rear, night storage heater. Laminated floor.

BATHROOM

5' x 8' (1.52m x 2.44m)



Wc, pedestal wash hand basin set in bathroom furniture, panelled bath with Triton shower over with screen. Fully tiled, heated towel rail, windows to side, mirrored bathroom cabinet.



EXTERNALLY



Spacious corner plot with vehicular hardstanding for two vehicles. Front lawn. Pleasant rear garden predominately laid to lawn. Well stocked with trees, scrubs and flower borders.

DIRECTIONS

OS Grid Reference SN6145 8208

From Aberystwyth take the A487 trunk road north for approximately two miles before turning left to Comins Coch. Trefaenor is on your left hand side in the heart of the village. No 28 is denoted by a For Sale board.

