Pantyrhaf , Llangwyryfon
Aberystwyth Ceredigion SY23 4HA
Guide price £215,000

ALED ELLIS

Enjoying a wonderful location on a sizeable plot in the heart of the village a detached 3 bedroomed bungalow.

The detached bungalow is of an early prefabricated construction and has been looked after by the vendor. The bungalow benefits from oil fired central heating and the windows are double glazed.

The village of Llangwyryfon is some 9 miles inland from Aberystwyth. There is a primary school and places of worship at the village. The university and market town of Aberystwyth has a good range of both local and national retailers to include Tesco, Morrisons and Marks and Spencer. Major employers based at Aberystwyth include the University, National Library of Wales and Bronglais Hospital.

Pantyrhaf provides for commodious family accommodation as highlighted in the attached plan. Externally the grounds are level predominately laid to lawn with off road parking and detached garage.

TENURE
Freehold.

SERVICES
Mains electricity and water. Private drainage.

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

The bungalow provides for the following accommodation. All room dimensions are approximate and all images have been taken with a wide angle lens digital camera.

FRONT PORCH
with glazed entrance door to

RECEPTION HALLWAY
Radiator, telephone point, access to roof space, cloak cupboard housing the electrical meters and door to

LIVING ROOM
10'3 x 11'8 (3.12m x 3.56m)

Tiled fireplace, radiators, large window to fore.

DINING ROOM
11'7 x 9'7 (3.53m x 2.92m)

Windows to rear and side, radiator.

KITCHEN
17’ x 18' max (5.18m’ x 5.49m max)

Comprising 1½ single drainer stainless steel sink unit with mixer tap. Good range of both base and eye level units with appliance spaces and tiled splashbacks. Plumbing for automatic washing machine. Airing cupboard with copper hot water heater, radiator.

CONSERVATORY
11'x 15'6 (3.35mx 4.72m)

Free standing Worcester oil fired central heating boiler, radiator, cold water tap and door to rear garden.

BEDROOM 1
11'8 x 6'8 (3.56m x 2.03m)

Window to fore, radiator.

BEDROOM 2
11'8 x 13 (3.56m x 3.96m)

Window to fore and side.

BEDROOM 3
11'8 x 11' (3.56m x 3.35m)

Window to rear and radiator.

BATHROOM
5'3 x 5'7 (1.60m x 1.70m)

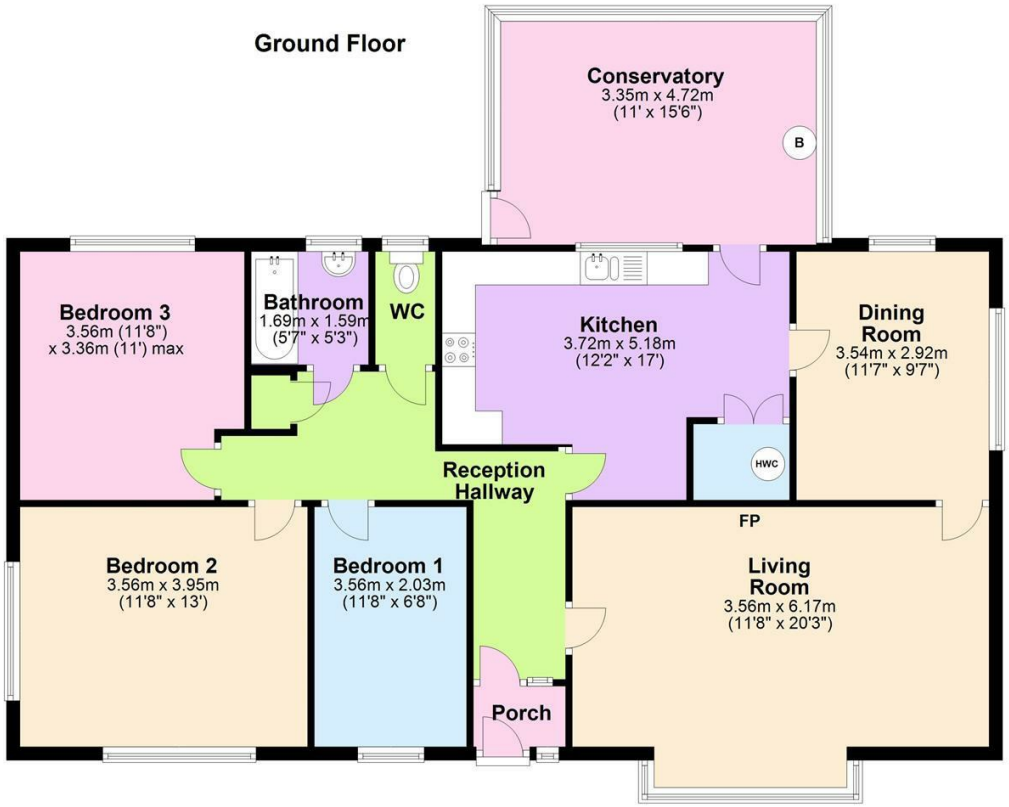
Comprising of bath with Mira shower and screen over. Pedestal wash hand basin, fully tiled, radiator, wall mounted electric heater, obscured window to rear.

SEPARATE WC
With radiator.

EXTERNALLY

Detached garage and fuel store. Rear vehicular access. Oil tank. Large level areas of lawn to both side, fore and rear. Pedestrian access to the fore.

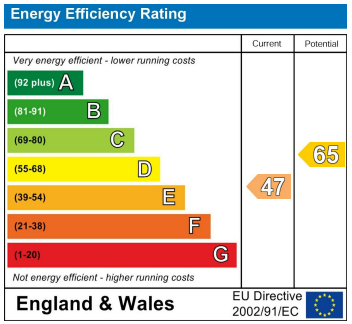
DIRECTIONS
From Aberystwyth take the A487 trunk road south to Llanfarian. Turn left on to the A485 and proceed for approximately two miles to Abermad. Turn right on to the B4576 Llangwyryfon road and proceed to the village. The bungalow is in the centre of the village on the right hand side near the bus stop and the primary school.

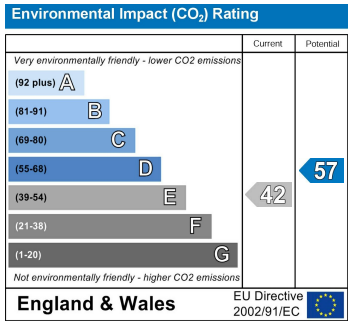


Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

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

Pant Yr Haf, Llangwyryfon, ABERYSTWYTH





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