



73 Maes Afallen, Bow Street
Aberystwyth Ceredigion SY24 5BL
Guide price £215,000



Situated in the heart of the village a semi-detached 3 bedroomed bungalow with off road parking and pleasant rear garden.

We are pleased to have been favoured with instructions to offer for sale this well positioned 3 bedroomed bungalow. 73 Maes Afallen enjoys a sought after location on the bottom left hand corner of the estate and has a pleasant outlook to the rear over open countryside.

Bow Street provides for local amenities to include general stores, public houses and primary school. There is a railway station at the village for ease of access to Aberystwyth which is but 4 miles or so travelling to the south. The town has a good range of amenities to cater for its large student and local populations and is a popular tourist destination.

TENURE

Freehold

SERVICES

All services are connected. Gas fire central heating.

COUNCIL TAX

Band D

VIEWING

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

73 Maes Afallen 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

with cupboard housing the wall mounted Ideal gas fire central heating boiler. Access to roof space, laminated floor and radiator. Cloak cupboard. Door to

LIVING ROOM

16'4 x 9'7 (4.98m x 2.92m)



with laminated floor, radiator, patio doors to rear and window to side.



KITCHEN

13' x 7'9 (3.96m x 2.36m)



comprising single drainer sink unit, range of base units with appliance spaces with built-in 4 ring hob and electric cooker. Worktops over. Eye level units with extractor fan, breakfast bar and cooker point. Window to fore and side. Ceiling lights and tiled floor.

BEDROOM 1

7' x 11'2 max (2.13m x 3.40m max)



with radiator and window to rear.

BEDROOM 2

11'2 x 10'1 (3.40m x 3.07m)



with radiator, fitted wardrobes and window to fore.

BEDROOM 3

8'6 x 11'1 (2.59m x 3.38m)



with radiator and window to side



SEPARATE WC



BATHROOM

5'6 x 5'8 (1.68m x 1.73m)



comprising pedestal wash hand basin, bath with Triton shower over and screen. Extractor fan, radiator, tiled floor and obscured window to side

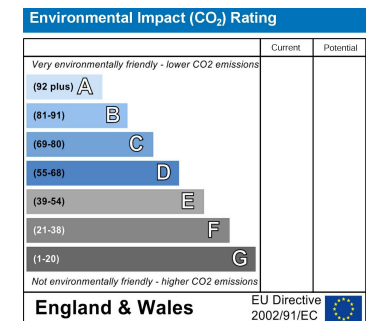
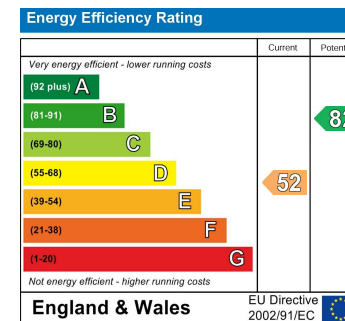
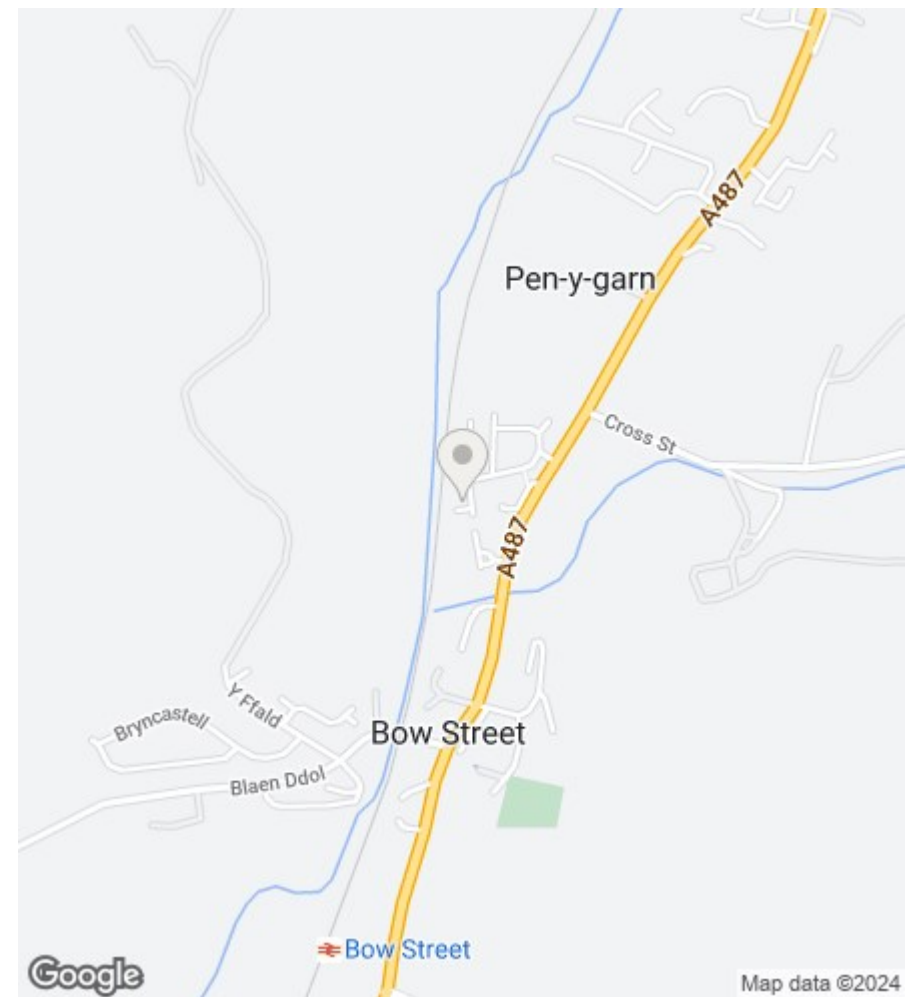
EXTERNALLY

Vehicular hardstanding to fore with side pedestrian path to the pleasant rear garden mainly laid to lawn with decked area.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road North up Penglais Hill for approximately 4 miles to Bow Street. On the brow of the hill (just after the SPAR on your right hand side) turn left onto Maes Afallen, keep left and No 73 is on the far left bottom corner due noted by a for sale board.





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