



60 Maes Afallen, Bow Street
Aberystwyth Ceredigion SY24 5BL
Guide price £170,000



A terraced 2 /3 bedroom house situated on a popular residential estate in the heart of the village.

The property is well presented throughout and is an ideal property for a first time buyer or investors. 60 Maes Afallen benefits from double glazing and is heated by modern night storage heaters and slimline heaters. The accommodation is highlighted on the attached floor plan.

The village of Bow St has a good range of local amenities to include general stores and primary school. There is a regular bus service to Aberystwyth town which is but 4 miles travelling distance to the south. There is also a railway station at Bow Street for the ease of access to town and in addition the University Research Establishment is nearby at Plas Gogerddan.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Band C

VIEWING

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

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

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to 1st floor accommodation, under stairs storage cupboard and doors to

DOWNSTAIRS WC

with wash hand basin.

SITTING ROOM/ BEDROOM

10'4 x 7'4 (3.15m x 2.24m)



with night storage heater, telephone point and window to fore.

LIVING ROOM

10'4 x 15'6 (3.15m x 4.72m)



A real flame effect electric fire with wooden mantel and surround. Night storage heater and patio doors to rear.

KITCHEN/ DINING ROOM

11' x 9'4 (3.35m x 2.84m)



Comprising single drainer stainless steel sink unit with mixer tap. Range of base units with Electrolux electric cooker and 4 ring hob over. Worktops and eye level units. Appliance spaces, tiled splashback, cooker point and night storage heater. Door and window to rear.

BEDROOM 1

9'3 x 11'4 (2.82m x 3.45m)



with part sloping headroom, slimline heater and window to fore.

BEDROOM 2

13'6 x 9'4 (4.11m x 2.84m)



with slimline heater and window to rear with a fine view.

FIRST FLOOR ACCOMMODATION

LANDING

with storage cupboard, access to roof space, night storage heater and doors to

SHOWER ROOM

8'3 x 6'2 (2.51m x 1.88m)



comprising WC, pedestal wash hand basin, easy access shower cubicle with Mira shower. Heated towel rail, shaver point and non-slip floor and part tiled walls.

EXTERNALLY

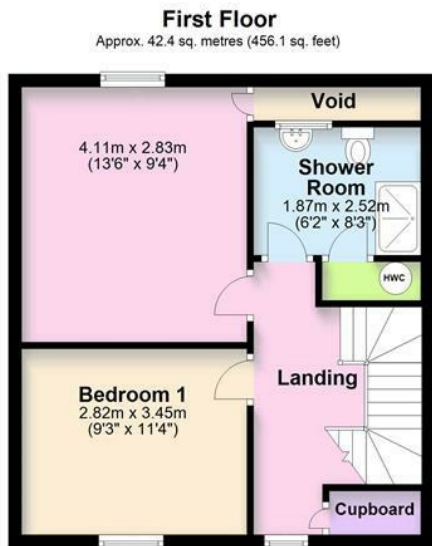
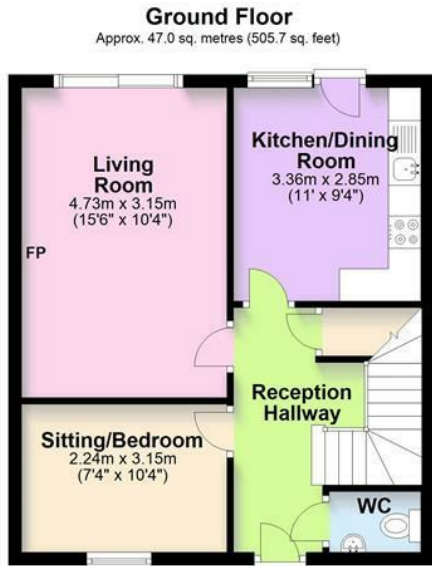


Vehicular hardstanding and small lawned area. Steps to front entrance door. Storage shed housing electric metres.

Low maintenance paved garden with water feature and cold water tap.

DIRECTIONS

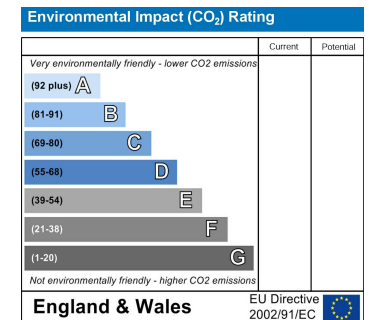
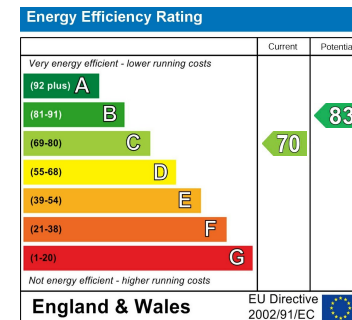
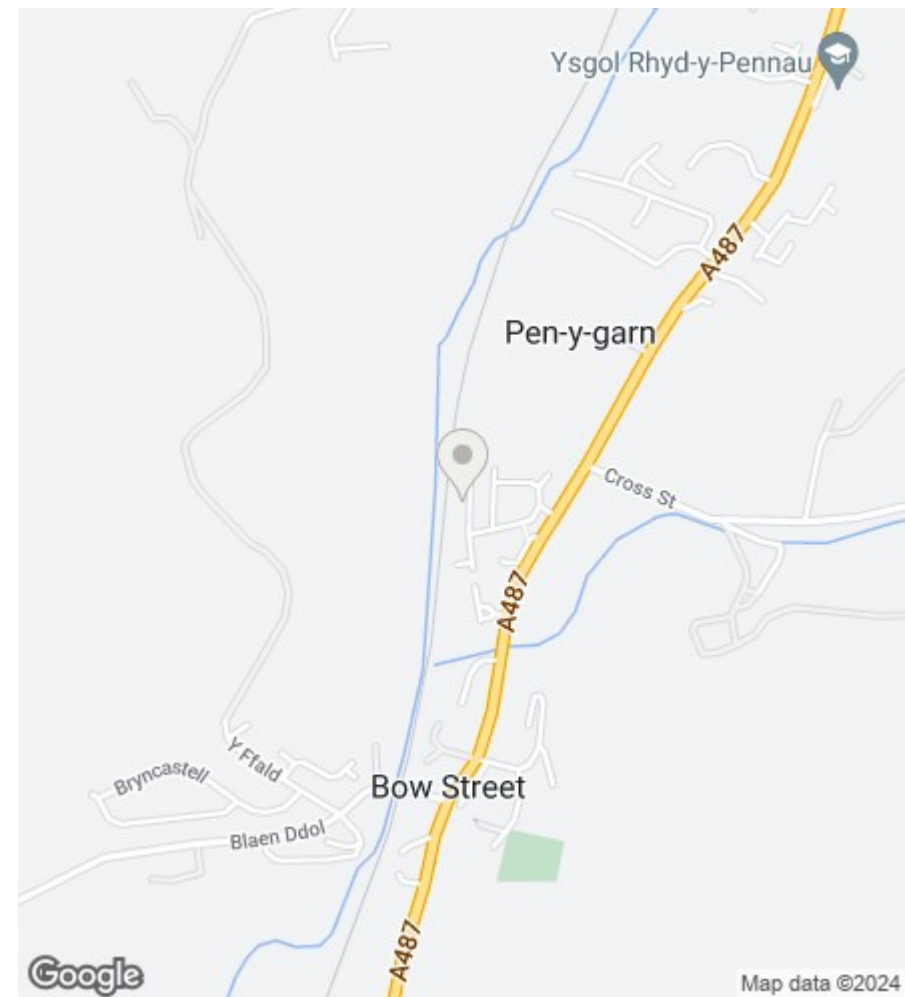
From Aberystwyth take the A487 coastal trunk road North up Penglais Hill for approximately 4 miles to Bow Street. On the brow of the hill (just after the SPAR on your right hand side) turn left onto Maes Afallen.



Total area: approx. 89.3 sq. metres (961.8 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

60 Maes Afallen , Bow Street, Aberystwyth



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com