



Ty Ni , Bronant
Aberystwyth Ceredigion SY23 4TG
Price guide £315,000



A well presented detached

3 bedroomed house with attached garage.

Ty Ni is situated in the heart of the village and is well looked after throughout and well worthy of inspection. The property benefits from oil fired central heating and is double glazed. The master bedroom has en-suite facilities and the 2 other bedrooms are spacious. Externally there is ample off road parking, an attached garage and pleasant garden to fore and rear.

The village of Bronant is some 11 miles inland from Aberystwyth and some 6 miles from the market town of Tregaron further inland. Both the aforementioned towns have a good range of amenities to include secondary schools. There is a public house and primary school at Bronant.

TENURE:

Freehold

SERVICES:

Mains electricity and water. Private drainage.

VIEWING:

Strictly by appointment only made through the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth, Ceredigion. SY23 1NP. 01970626160 or sales@aledellis.com

Ty Ni 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 first floor accommodation and radiator. Door to

LIVING ROOM

21' x 12' (6.40m x 3.66m)



with French doors to rear garden. Feature fireplace with real flame effect electric fire. Windows to fore, wall lights and radiator.



KITCHEN/ DINING ROOM

21' x 11' max (6.40m x 3.35m max)



comprising 1½ bowl stainless steel sink unit with mixer tap. Range of base units incorporating a gas 4 ring hob and electric double oven cooker. Worktops, tiled splashbacks and cooker point. Eye level units with extractor fan, windows to fore, rear and side. Laminated tiled effect floor, radiator and telephone point.



UTILITY ROOM

8' x 6' min (2.44m x 1.83m min)



comprising single drainer stainless steel sink unit with mixer tap. Base corner and eye level units with worktops over. Tiled splashbacks, plumbing for automatic washing machine, tiled effect laminated floor and door to rear. Door to

DOWNSTAIRS WC

comprising wash hand basin, radiator and obscured window to rear.

FIRST FLOOR ACCOMMODATION

LANDING



with linen cupboard and access to roof space. Doors to

MASTER BEDROOM 1

11' x 14'5 max (3.35m x 4.39m max)



with fitted wardrobe, window to fore, radiator and door to

EN-SUITE SHOWER ROOM

6' x 8' approx (1.83m x 2.44m approx)



comprising wc, wash hand basin and shower cubicle/ ½ tiled walls, radiator, extractor fan and obscured window to rear.

BEDROOM 2

11'10 x 11'3 (3.61m x 3.43m)



with window to fore and radiator.

BEDROOM 3

11'10 x 9'3 (3.61m x 2.82m)



with window to rear and radiator.

BATHROOM

10' x 6' (3.05m x 1.83m)



comprising low level flush wc, wash hand basin set in bedroom furniture, bath with shower attachment over & screen. Radiator, extractor fan and obscured window to rear.

EXTERNALLY

Tarmacadamed driveway/ hardstanding leading to

ATTACHED GARAGE

21' x 8' approx (6.40m x 2.44m approx)

with up and over door and door to rear. EUROSTAR oil fired central heating boiler.

Front lawn with shrubs and side pedestrian path leading to the rear garden predominately laid to lawn and patio area.

DIRECTIONS

From Aberystwyth take the A487 trunk road south to Llanfarian, turn left onto the A485 trunk road (signposted Tregaron) and proceed through Llanilar and Lledrod to Bronant. Ty Ni is one of the first properties on your right hand side.



Ground Floor

Approx. 79.1 sq. metres (851.8 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



Total area: approx. 139.3 sq. metres (1499.0 sq. feet)

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

Ty Ni, 10, Bronant



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	62	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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