

Tynylon , Llanrhystud
Aberystwyth Ceredigion SY23 5AL
Guide price £348,000

ALED ELLIS

For Sale By Private Treaty

Set in a peaceful and tranquil setting on the outskirts of the village, enjoying rural views over fields towards the Cardigan Bay, a refurbished and spacious 4 bedroomed detached bungalow with private rear garden and parking.

TYN Y LON
LLANRHYSTUD
ABERYSTWYTH
CEREDIGION
SY23 5AL

We are pleased to offer for sale this recently refurbished 4 bedroomed detached family home set within a commodious plot which is approached over a short level track from unclassified council road and wonderful countryside views over the adjoining countryside and towards the Cardigan Bay. Recently the property has had new flooring, updated heating system, redecoration, new kitchen and improvements to the outdoor space. Externally the property has a large private garden with a glasshouse and a range of useful timber outbuildings. The property is well worthy of inspection.

Llanrhystud is well blessed with local amenities that include a primary school, post office, garage and public house. The popular Penrhos golf and leisure club is also within a short walking distance. The university and market town of Aberystwyth is some 9 miles to the North on the A487 coastal trunk road and the Georgian harbour town of Aberaeron is a similar distance to the South.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage to septic. Oil fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band D

MONEY LAUNDERING REGULATIONS

Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

VIEWING

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

Tyn Y Lon provides for the following accommodation. All room dimensions are approximate. There are ample sockets through the property. All images have been taken with a digital camera.





FRONT ENTRANCE DOOR TO

ENTRANCE HALLWAY

A spacious hallway being L shaped in nature with new wood effect flooring, connecting to and doors to

INNER HALLWAY



with built in cupboards, access to part boarded loft space and new flooring.

FRONT LIVING ROOM

15'8 x 13'3 (4.78m x 4.04m)



with window to fore, new flooring, tv point, radiator and double glass doors to







SIDE CONSERVATORY

12'8 x 12'5 (3.86m x 3.78m)



constructed with UPVC glazing to all sides, radiator and rear patio doors to garden. Fine views overlooking the surrounding countryside.



REAR KITCHEN/ DINING ROOM

20'3 x 7'8 (6.17m x 2.34m)







recently refurbished high quality fitted kitchen with formica worktops, electric hob, extractor fan over, integrated oven and grill. Integrated dishwasher and microwave, sink and drainer with mixer tap, breakfast bar, spot lights, new flooring, plumbing for automatic washing machine and appliance spaces. Window and door to garden.







FRONT DOUBLE BEDROOM 2
13'6 x 9'9 (4.11m x 2.97m)



with refurbished fitted wardrobes with sliding doors, radiator, new flooring and window to fore.

BATHROOM
8'7 x 7'9 (2.62m x 2.36m)



comprising a modern bathroom suite with walk in double shower with new electric shower, panelled bath, wc, heated towel rail, vanity unit, vanity unit and oblique window to rear.

SEPARATE WC
with wash hand basin

FRONT DOUBLE BEDROOM 1
10'7 x 9'8 (3.23m x 2.95m)



with fitted cupboards, new flooring, radiator and window to fore.



REAR DOUBLE BEDROOM 3
11'4 x 8'8 (3.45m x 2.64m)



with new flooring, radiator and window to rear.

REAR BEDROOM 4
8' x 7'4 (2.44m x 2.24m)



(alternative could be used as a study) with new flooring, radiator and window to rear.

EXTERNALLY



To the front of the property – Tyn Y Lon is accessed over a driveway

To the fore there is a patio and lawned garden with mature planning.



SIDE GARAGE
17'4 x 8'2 (5.28m x 2.49m)



with up and over door and housing the Worcester Oil fired central heating boiler – believed to have been installed within the last 5 years and serviced.

STATIC CARAVAN



used for storage purposes.

PARKING AREA







to the side of the garage there is an extended parking area with a slight dilapidated block outbuilding potential for replacement subject to the necessary consents being obtained.





TO THE REAR

A spacious pleasant garden area which has a great outlook towards the adjoining fields, patio, various timber outbuildings, a greenhouse and fishpond.



DIRECTIONS

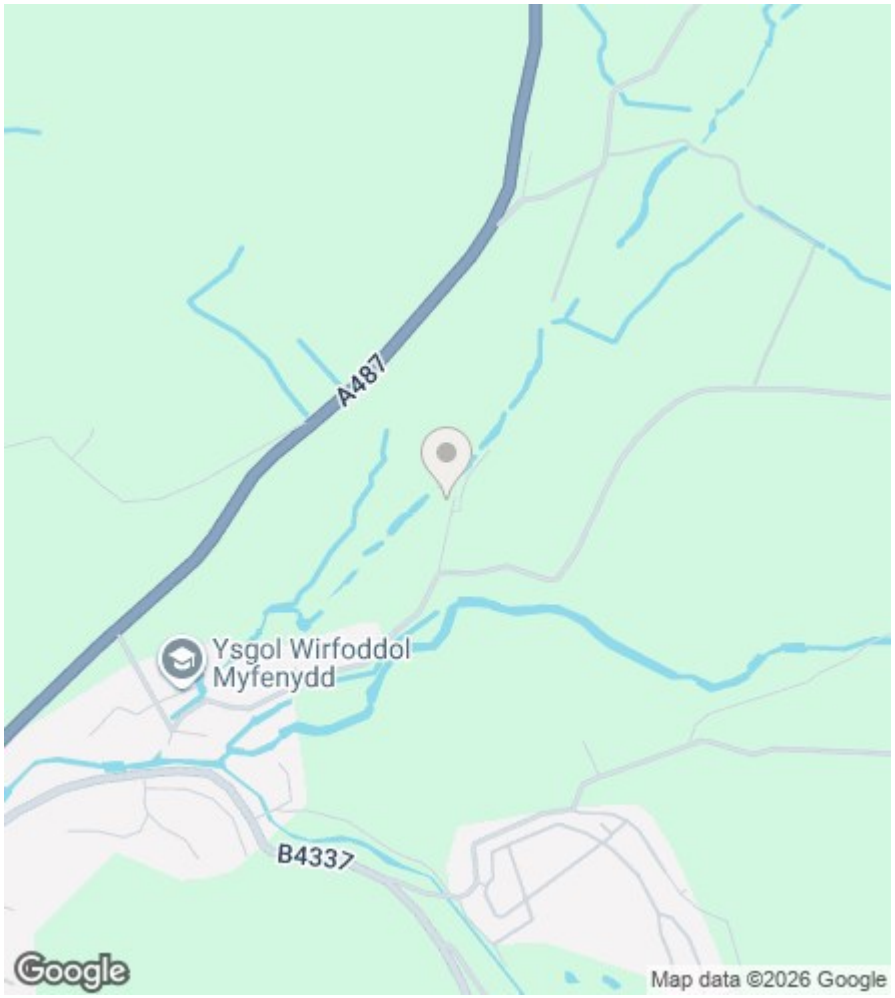
From Aberystwyth take the A487 coastal trunk road south passing through the villages of Rhydyfelin, Llanfarian and Blaenplwyf. On the edge of the village of Llanrhystud (after passing the Cofiwch Dryweryn sign), just after the speed limit signs turn left (signposted for the school), passing the school on your left, keep left on to the country lane passing a cluster of houses on your left hand side – make your way as your heading back out of the village (after a new built bungalow on the left hand side) approximately 100 yards the turning for Tyn Y Lon will be on your left hand side and head down the track.

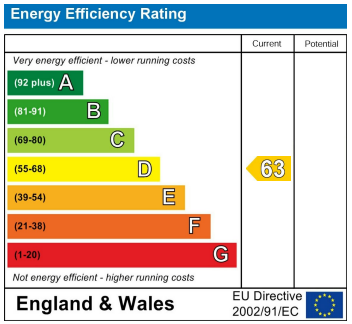


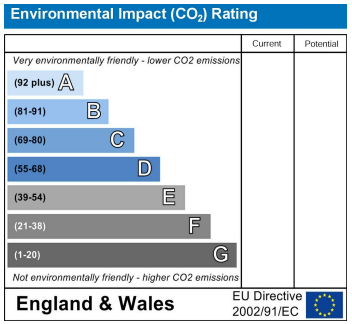












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