Golygfa Cwm , Goginan
Aberystwyth Ceredigion SY23 3NT
Guide price £335,000

ALED ELLIS

Enjoying an elevated location
in the heart of the village with panoramic views over the surrounding countryside, a modern detached 5/ 6 bedroomed house

Golygfa Cwm is approached over a part shared driveway in an elevated location with distant views over the surrounding countryside. The property has been developed in order to take advantage of the scenery with a fabulous lounge on the first floor with doors leading to a large balcony. The property is double glazed and heated by means oil fired central heating.

The village of Goginan is situated some 5 miles or so inland from the university and market town of Aberystwyth on the main A44 trunk road. There is a popular public house in the village and other local amenities are available at the near by village of Capel Bangor to include village stores and primary school. Aberystwyth is an important mid Wales town which at present is under going redevelopment at Parc Avenue which should lead to more employment opportunities in the retail sector. Established employers include the University, Bronglais hospital and the National Library of Wales.

An additional garden area is available by separate negotiation.

TENURE:
Freehold

SERVICES:
Mains electricity and water. Private drainage. Oil fired central heating.

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

Golygfa Cwm 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 doors to

KITCHEN
14' x 12' (4.27m x 3.66m)

comprising 1½ bowl single drainer sink unit with mixer tap, range of base units with appliance spaces and work tops over. Eye level units, Belina stainless steel extractor hood, cooker point and tiled splash backs. Tiled floor, window to fore and side. Ceiling lights.

UTILITY ROOM
11'3 x 7'7 (3.43m x 2.31m)

comprising single drainer stainless steel sink unit with mixer tap, range of base units with appliances and work tops over. Eye level units, tiled floor and door to rear. Manrose extractor fan.

INNER HALLWAY
with stairs to first floor accommodation, under stairs storage cupboard and doors to

BEDROOM 1/ OFFICE
8'2 x 12' (2.49m x 3.66m)
with window to fore and radiator. Telephone point.

BEDROOM 2
12'9 x 11'7 (3.89m x 3.53m)
with window to fore and radiator.

MODERN BATHROOM
11'3 x 9' (3.43m x 2.74m)

comprising panelled bath with mixer tap, pedestal wash hand basin and wc. Ceiling lights and radiator.

FIRST FLOOR LANDING
with long casement window and stairs to second floor accommodation. Doors to

SPACIOUS LOUNGE

with Broadleaf oak wooden flooring, fireplace with multi-fuel range on slate hearth, recess with shelving and radiator. Doors to

LARGE BALCONY

with superb views over the surrounding countryside down to the Rheidol Valley.

SHOWER ROOM
comprising shower cubicle, low level flush wc, pedestal wash hand basin and extractor fan.

BEDROOM 3
7'8 x 11'4 (2.34m x 3.45m)
with window to rear and radiator.

BEDROOM 4
11'3 x 11'7 (3.43m x 3.53m)
with window to fore and side. Fitted wardrobe and radiator.

SECOND FLOOR ACCOMMODATION

LANDING
with doors to

BEDROOM 5
14'3 x 11'4 (4.34m x 3.45m)

with double doors to small balcony, superb views and radiator. Under eves storage.

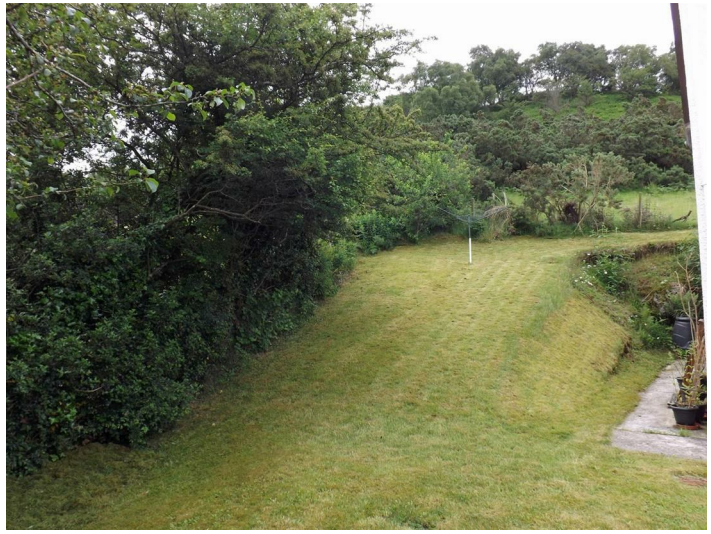
SHOWER ROOM
6'6 x 5'5 max dimensions (1.98m x 1.65m max dimensions)
comprising pedestal wash hand basin, low level flush wc, shower cubicle with Mira shower and splash backs.

BEDROOM 6
13'2 x 12'3 (4.01m x 3.73m)

with velux window and window to rear. Under eves storage and radiator

EXTERNALLY

Part steep tarmacadamed driveway leading to vehicular hard standing and turning area.

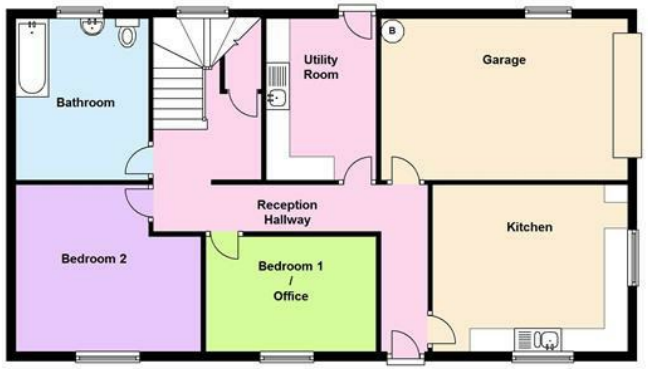


Large front lawned terraced garden with numerous shrubs extending down the trunk road. Pedestrian paths, outside lights etc.

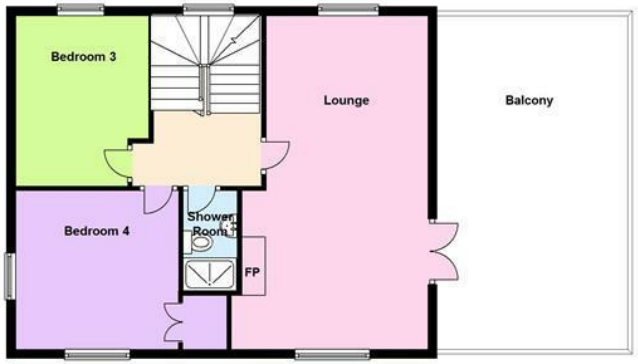
A further additional garden area to the rear is available by separate negotiation.

DIRECTIONS
From Aberystwyth take the A44 trunk road inland through Llanbadarn and Capel Bangor to Goginan. Upon entering the village the driveway leading to the property is on the right hand side to the side of the neighbouring property.

Ground Floor

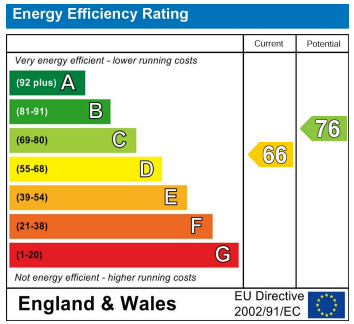


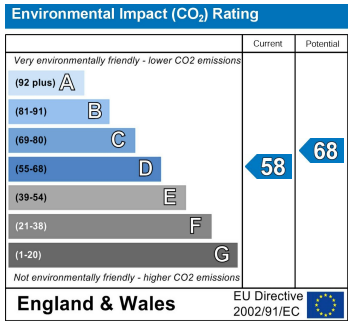
First Floor



Second Floor

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





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