



**Geryllan ,
Blaenplwyf Ceredigion SY23 4DG
No onward chain £190,000**



A detached 3 bedroom bungalow in convenient village location in need of modernization with large garden and with a pleasant rural outlook to fore and rear.

Geryllan is an early prefabricated bungalow with more recent extensions well situated in the heart of the village of Blaenplwyf. The property is in need of modernisation but provides for commodious accommodation (see floor plan) and has the benefit of off road parking to the fore.

Blaenplwyf is situated 4 miles due South of Aberystwyth on the A487 trunk road. There is a community shop in the village and a primary school in the nearby village of Llanfarian. There is a regular bus service to Aberystwyth. The town has a good range of both local and national retailers major employers which include Bronglais Hospital, The National Library of Wales and The University.

TENURE

Freehold

SERVICES

Mains electricity water & drainage are connected

COUNCIL TAX BAND

Band E

VIEWING

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

Geryllan 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

FRONT PORCH



door to

RECEPTION HALLWAY

with airing cupboard and doors to

FRONT LIVING ROOM

14'2 x 12'3 (4.32m x 3.73m)



Open fireplace with tiled hearth and wooden mantle. Radiator, small window to side and larger one to fore.

BEDROOM 1

10 x 12'9 (3.05m x 3.89m)



window to fore, electric heater

BEDROOM 2

8'8 x 12'8 (2.64m x 3.86m)



window to side, radiator

BEDROOM 3

9'8 x 7'3 (2.95m x 2.21m)



window to side, radiator

BATHROOM

6 x 7 (1.83m x 2.13m)



Bath, WC, washhand basin, radiator

SITTING ROOM

12'2 x 12'3 (3.71m x 3.73m)



Log burner on slate hearth, radiator. Doors to

DINING ROOM

16'9 x 10'3 max (5.11m x 3.12m max)



L shaped in nature. Windows to fore, rear and side. Door to rear

KITCHEN

21'1 x 8'5 max (6.43m x 2.57m max)



dated units and appliance spaces. Dated steel sink drainer unit. Radiator. Windows to rear, window to side. Feature Archway.

EXTERNALLY



DIRECTIONS

From Aberystwyth take A487 trunk road to Blaenplwyf. The property is denoted by a For Sale board in the heart of the village on the right hand side before the village shop.

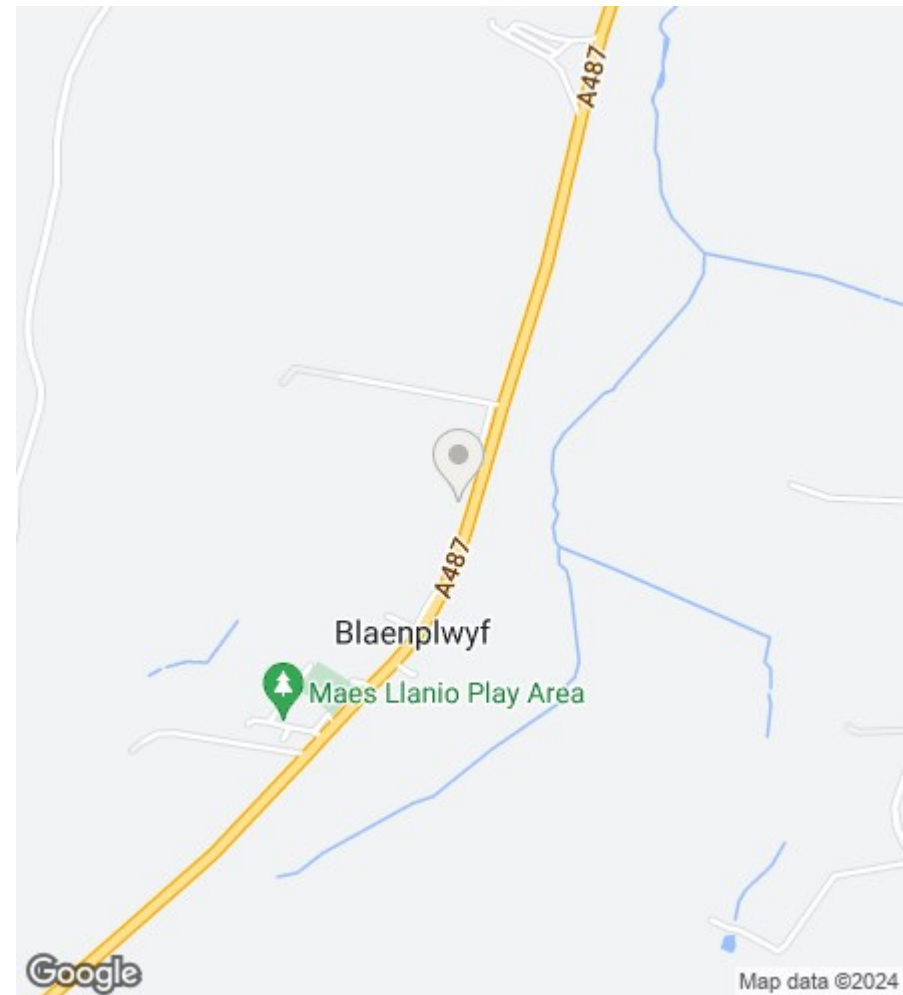
large garden to fore with pebbled area to side.
Garage (15'8 x 10'3) with fuel store shed to rear.
Vehicular hardstanding with carport.



Total area: approx. 141.2 sq. metres (1520.0 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.

Geryllan, Blaenplwyf, ABERYSTWYTH



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	

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		
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Not environmentally friendly - higher CO ₂ emissions			
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