



Enlli , Pisgah
Aberystwyth Ceredigion SY23 4NE
Guide price £290,000



A detached 3 bedroomed bungalow in need of some modernisation, enjoying an elevated location with fine views over the Rheidol valley and beyond.

Approached over a shared drive from the A4120 Aberystwyth to Devils Bridge road at the popular rural village of Pisgah in an area of outstanding natural beauty.

Enlli is but 5 miles from Devils Bridge. The University town of Aberystwyth is some 8 miles away and has a wide range of amenities.

There is ample off road parking and a pleasant garden to the fore.

TENURE

Freehold

SERVICES

Mains, electricity and water. Private drainage and oil fired central heating.

COUNCIL TAX

Band D

VIEWING

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

Enlli 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

GLAZED PORCH with door to

RECEPTION HALLWAY

with airing cupboard and doors to

LOUNGE

19'5 x 12'4 (5.92m x 3.76m)



L shaped in nature. Open fireplace with tiled hearth. Two Radiators and large windows to front and rear, and window to side.

KITCHEN

13'7 x 7'2 (4.14m x 2.18m)



Comprising of basic base and eye level units, stainless steel sink unit, appliance spaces, plumbing for automatic washing machine. Oil fired boiler, windows and door to rear.

INNER HALLWAY with doors to

BEDROOM 1

8'9 x 9'2 (2.67m x 2.79m)



With built in wardrobe, radiator and window to fore.

BEDROOM 2

8'9 x 12'4 (2.67m x 3.76m)



With built in wardrobe, radiator and large window to fore.

BEDROOM 3

8'5 x 10'3 (2.57m x 3.12m)



Window to rear, radiator.

BATHROOM

5'5 x 5'8 (1.65m x 1.73m)



Bath with shower attachment, washbasin and rear facing window.

SEPARATE WC

5'5 x 2'9 (1.65m x 0.84m)



WC, window to rear.

EXTERNALLY



Small rear garden. Pleasant front garden with vehicle hardstandings. Garden shed.

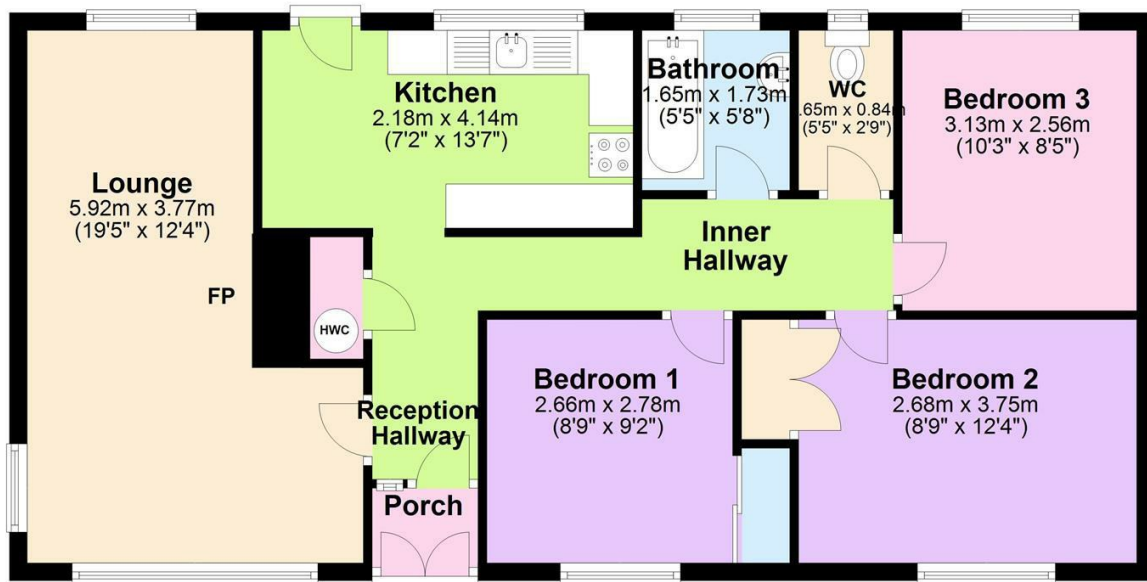


DIRECTIONS

Take the A487 trunk road to Penparcau before turning left on the A4120 Devils Bridge road. At Pysgah, Enlli is the third property on the right hand side just after the Halfway public house.

Ground Floor

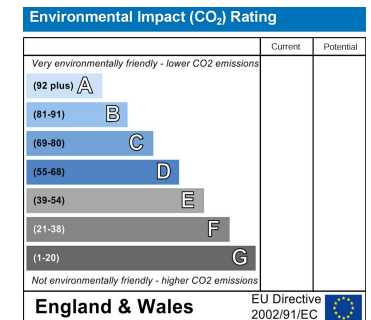
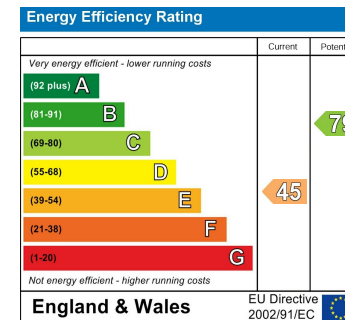
Approx. 72.6 sq. metres (781.9 sq. feet)



Total area: approx. 72.6 sq. metres (781.9 sq. feet)

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

Enlli, Pisgah, Aberystwyth



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com