



**Olivet Cathedral View, Llangawsai**  
**Aberystwyth Ceredigion SY23 1HH**  
**Guide price £185,000**



Enjoying a convenient edge of the town location a detached 2 bedroom bungalow with a detached garage and off road parking.

Llangawsai is situated a mile or so from Aberystwyth town centre. The town having a good range of both local and national retailers to cater to the large local and student population. There is a public footpath nearby which leads to the university national library of Wales and Bronglais hospital.

Olivet has been developed on a small plot and apart from the garage and hardstanding to the rear. There is a very little garden. The bungalow benefits from part economy 7 central heating, is double glazed and is in need of some renovations.

### Tenure

Freehold.

### Services

Mains electricity, water and drainage.

### Council Tax

Band D

£1611.29 payable

### Viewing

Strictly by appointment with the sole selling agents Aled Ellis, 16 Terrace Road, Aberystwyth, SY23 1NP

The bungalow provides for the following accommodation all dimensions are approximate

Half glazed entrance door to

### Reception Hallway

Night storage heater, telephone point, access to roof space.

### Living Room

9'7 x 12'2 (2.92m x 3.71m)



Brick fireplace, night storage heater, window to fore and side.

### Kitchen

11'8 x 8'9 (3.56m x 2.67m)



Comprising of single drainer stainless steel sink unit  
Base and eye level units, telephone point, door to rear. Plumbing for automatic washing machine.

### Dining Room

8'9 x 7'4 (2.67m x 2.24m)



Window to rear and night storage heater

### Bedroom 1

8'9 x 10'5 (2.67m x 3.18m)



Window to fore

### Bedroom 2

9' x 10'7 (2.74m x 3.23m)

Window to side.

### Bathroom

8'2 x 5'6 (2.49m x 1.68m)

Comprising w.c, bath with shower over and pedestal wash hand basin, window to side, airing cupboard

### Externally



Shared pedestrian path with gated front access leading to front entrance door. Pedestrian path to each side, fuel store, and vehicular hardstanding leading to

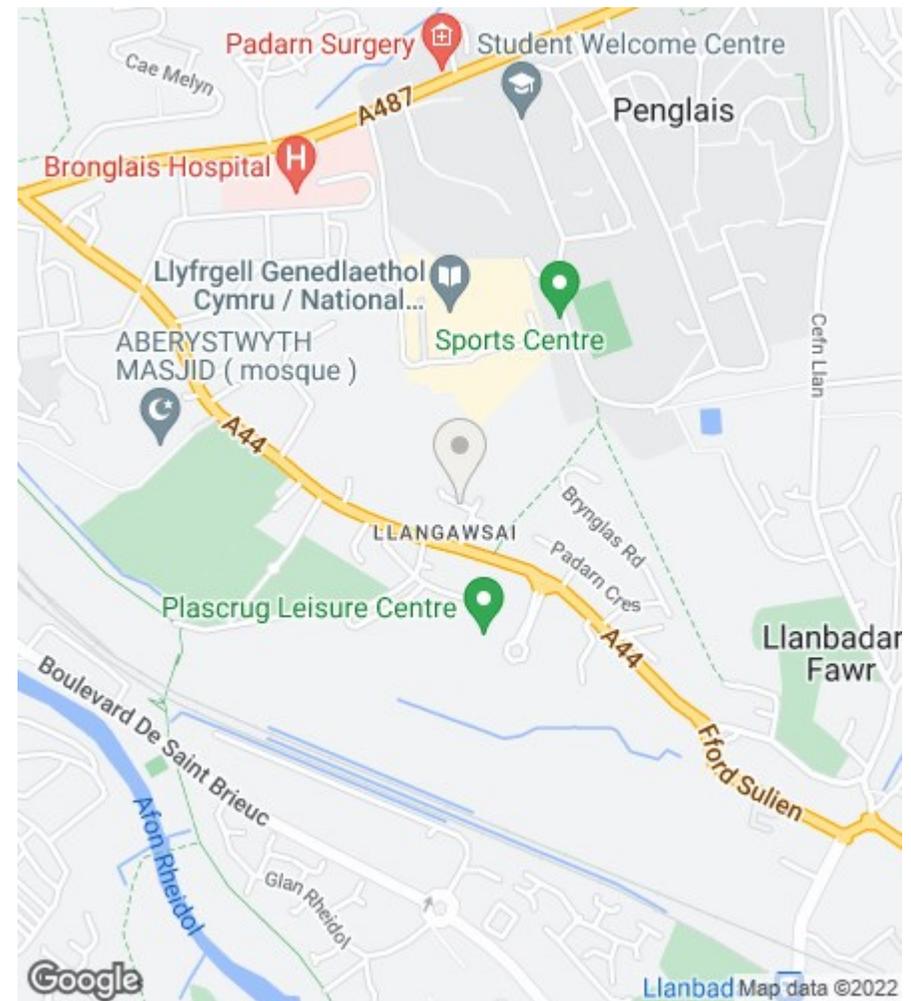
### Detached garage

### Directions

Take the A44 inland to Llangawsai soon after the playing fields on your left take the turning left after kings crescent and bare left to Olivet which is one of the furthestmost properties

### OS grid reference

SN 5939881363



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

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

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