

NEW
INSTRUCTION



Gwel Y Wawr, Trisant, Aberystwyth SY23 4RH

Offers in the region of £275,000

3 Bedroomed Detached Bungalow
Idyllic Rural Location No Near Neighbours
Far Reaching Countryside/Mountain Views
EER 52

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

An idyllic Welsh rural getaway in beautiful picturesque setting with stunning panorama of surrounding Cambrian mountains. This detached freehold three bedroom modern bungalow offers large living space: Including L-shape Lounge/ Dining Room 21'8 x 12'5 and 12' x 9'4, Modern fitted kitchen 17' x 10'4, three double bedrooms, ample Storage, Utility/Boot Room with Attached double garage.

ACCOMODATION

Upvc front entrance door with side screen and door to Internal porch:

HALL

With BT point, door to cloak cupboard housing electric meter and consumer unit. Doors to:

LOUNGE

21'8 X 12'5 (6.60m X 3.78m)
L-shaped lounge. Solid fuel stove fire. Window to front. Glazed door to side.

DINING AREA

12' X 9'4 (3.66m X 2.84m)
Window to side, door to:

KITCHEN

17' X 10'4 (5.18m X 3.15m)
Fitted with a range of base and eye level units, white ceramic sink and drainer, induction hobs, immersion/ storage cupboard, built in cooker/oven, window to side, door to porch, door to:

UTILITY/BOOT ROOM

10'4 X 7'3 (3.15m X 2.21m)
With Grant oil fired boiler which heats hot water and central heating. Plumbing for automatic washing machine and dishwasher, worktops on both sides, eye level units.

W.C

With low flush W.C.

BATHROOM

With panelled bath. Panelled wash hand basin, Shower

cubicle with "Mira" shower, chrome towel rail, window to side.

BEDROOM 1

14'4 X 8'11 (4.37m X 2.72m)
With window to front. Built in store cupboard.

BEDROOM 2

12'8 X 10'5 (3.86m X 3.18m)
With window to side. Two built in double wardrobes.

BEDROOM 3

12'8 X 10'4 (3.86m X 3.15m)
Window to rear.

OUTSIDE

To front Tarmacadam forecourt area ideal parking and turning area. Attached Double garage 16 x 16 with electricity and water supplied and two up and over doors one door is a remote control power assist. Garden to rear laid to lawn with seating area with pleasant distant rural aspect. Gardens to all sides with lawned areas and established flowerbeds.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
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TENURE

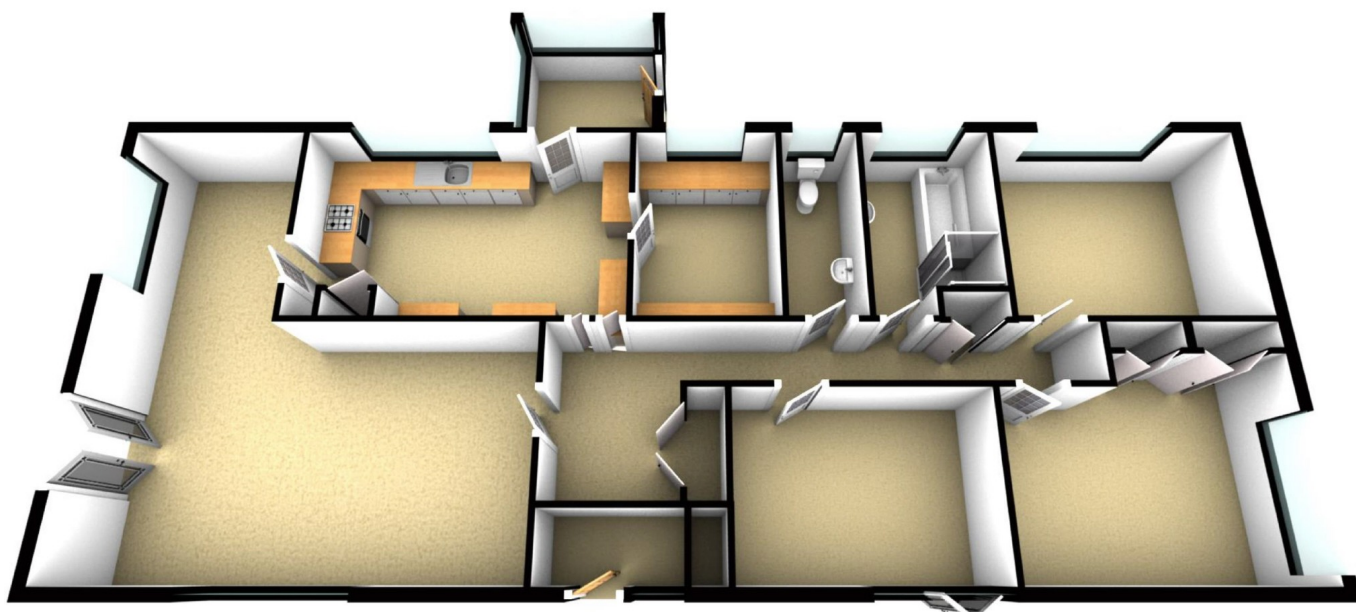
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

John.
Francis