



3 Bedroom Mid terrace Cottage
Y Bwthyn, Cwmbwyno,
Aberystwyth, ceredigion. SY23 3PG

ASKING PRICE: £149,950
www.iestynleyshon.com



Y Bwthyn, Cwmbwyno, Aberystwyth, Ceredigion. SY23 3PG

The property adjoins the main A44 road within the small settlement of Cwmbryno which lies some equal distance between Goginan and Llwynwernog. The rural village of Ponterwyd lies some 2 miles distance and offers the usual everyday amenities to include a shop with petrol filling station and primary school. Within Llywernog you have the popular Red Kite visiting centre being popular with the off road mountain bikes. Also the Silver Mines visitor centre. The area is popular with locals as well as visiting tourist who are keen on walking and mountain bike riding. The University town and seaside resort of Aberystwyth lies some 7 miles distance and offers excellent social, educational and shopping facilities with public transport to all parts.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

This traditional house is built of solid stone walls which support a pitched roof laid with slate. The rear extension is built of concrete block walls under a flat roof. The windows are of low maintenance replacement Upvc double glazed units.

GROUND FLOOR

Central front entrance door of Upvc double glaze upper part leading to

Open plan lounge 4.54m x 4.20m

With 2 windows to front, electric meter box housing consumer units and electric meters, telephone point, tv point, 2 twin power points, double panel radiator, alcove TV stand, part open staircase to first floor at door to

Kitchen/Dining room 5.94m x 3.76m

Range of modern fitted units comprised of 7 base cupboards, 4 drawer cupboards, 6 drawer cupboards, worktops above single drainer sink with rinse bowl, cooker control with power points, single power points, 4 twin power points, double panel radiator, plumbing for automatic washing machine, cloak cupboard with fitted shelves and coat hooks, half glazed door to outside rear, master programmer for central heating, understairs storage cupboard with fitted shelves and light.

FIRST FLOOR

Easy rise staircase to

Landing

With twin power point and door to

Rear Bedroom 3.13m x 2.46m

Windows to rear, twin power point, panel radiator, built in wardrobe.

Main Bedroom 3.40 m x 3.00m

Window to side, 2 twin power points, range of fitted wardrobes.

Front Bedroom 3.32m x 2.43m

With 2 windows to front, panel radiator, twin power point, connecting door to

Dressing room

With window to front, panel radiator, built in linen cupboard.

Bathroom

With pedestal wash hand basin, low flush wc, pane bath with shower adapter above, alcove fitted shelves, extractor fan.

Outside

To front, forecourt with privet hedge, To rear, with vehicular access leading to hardstanding - ideal parking area for 4 cars. PVC oil tank, gravel pathway leading to garden store shed built of concrete blocks (3.14m x 2m), power, Attached storeroom (2m x 2m) steps descending to covered rear entrance porch with external Worcester oil fired boiler which heats hot water and central heating.

Services

Mains electric, water and private drainage, oil fired central heating system, council tax band

General

Ideal opportunity for first time buyers to secure a good size accommodation, offering good value for money, within easy reach of the town and access onto the popular Nant yr Arian visitor centre. For further information please apply to Iestyn Leyshon who will be pleased to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

