



3 Bedroom Detached House
Llys Hafod
Bow Street, Ceredigion. SY24 5BE

ASKING PRICE: £285,000
www.iestynleyshon.com



Llys Hafod, Bow Street, Ceredigion. SY24 5BE

The property occupies a south facing site in a convenient central village location. The property remains within walking distance of excellent village amenities to include General Stores, Primary School and Recreation Hall. A regular bus service and the recently opened train station operates to and from town. The University town of Aberystwyth lies some 4 miles distance and offers excellent social educational and shopping facilities. The detached house was build c1970. The walls are traditionally built of masonry cavity walls with part facing brick and part rendered external elevations. windows are of double glazed throughout. The roof is pitched and laid with interlocking concrete tiles. The property has been occupied by elderly couple in recent years and requires general home improvements which can be carried out to individual taste and requirements.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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 is an excellent family size home located in a popular commuter village.

Ground Floor

Front entrance door leading to:

Hallway

With stairs to first floor and door to:

Lounge 4.78m x 3.49m

With picture window to front. Single power point. Two twin power points. Double panel radiator. Double doors to:

Dining Room 3.13m x 2.87m

With window to rear. Panel radiator. Two twin power points.

Understairs storage cupboard

Kitchen/Breakfast Room 3.96m x 3.22m

With range of fitted units comprise of 9 base cupboards, 6 Drawer cupboards work tops above 3 wall cupboards. Three twin power points. Door to:

Side entrance Hall

With door to front and outside rear. door to Toilet with low flush WC wash hand basin. Plumbing for automatic washing machine.

First Floor

Approached by easy rise staircase to:

Central Landing

With power point and doors to:

Front Bedroom 4.38m x 2.39m

With window to front. Panel radiator. Two single power points. Built in double wardrobe.

Walk in Airing Cupboard

Housing factory lagged hot water cylinder with electric immersion heater.

Bathroom

With panel cast iron bath with electric shower unit above. Pedestal wash hand basin Shaver point. Panel radiator.

Separate Toilet

with Low flush WC.

Rear Bedroom

With window to rear. panel radiator Built in double wardrobe. twin power point.

Main Bedroom 5.26m x 3.47m

With window to front. Twin power point. BT extension point. Single power point Double panel radiator. Built in wardrobe.

Outside

To front. Open tarmacadam forecourt parking area for 4 cars. Pedestrian access to side leading to rear garden backing on to farm land. Detached workshop.

Integral Garage 4.99m x 2.45m

With electric assist remote control up and over garage door to front. Gas meter , Electric meters. Wall mounted Worcester gas fired boiler which heats hot water and central heating.

Services

Main Electric, Gas, Water and drainage. Gas fired central heating system. Council tax Band.

General

This is an excellent opportunity of purchasing a family home in a convenient village location with ample car parking area. The property can be modernised to individual taste and requirements. For further information contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.

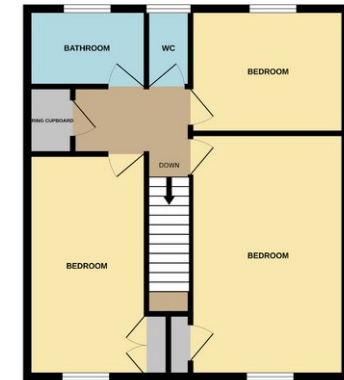
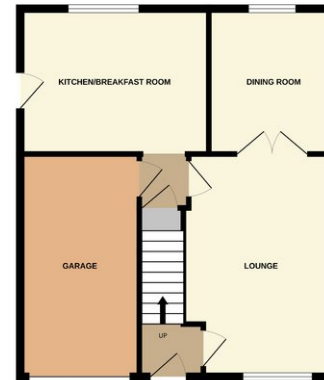


GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.

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			
		71	82

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		68	70



TOTAL FLOOR AREA: 1162 sq.ft. (107.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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