



3 Bedroom Detached House
Glynceiro, Dole
Bow Street, SY24 5AE

ASKING PRICE: £250,000
www.iestynleyshon.com



Glynceiro, Dole, Bow Street, Ceredigion. SY24 5AE

A freehold attractive detached house offering 3 bedrooms, 2 reception rooms, kitchen/dining room situated in a popular settlement of Dole with rural aspect close to Bow Street which offers comprehensive range of everyday amenities. 4 miles distance of the University town and seaside resort of Aberystwyth and 3 miles distance of the golden sands of Borth and sand dunes of ynyslas. The property is built of solid stone walls with a later brick built rear extension. Main elevations are rendered and painted. The main wall supports a pitch roof laid with natural slate. The property has been occupied by an elderly person in recent years and a complete refurbishment scheme is now required 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.

Front Entrance

upvc front entrance door leading to

Hall

with stairs to first floor and door to

Parlour/study 3.67m x 2.26m

With window to front, alcove fitted cupboard with shelves.

Lounge 5.54m x 3.20m

With window to front, solid fuel stove fire with tile hearth, exposed beam ceiling, 3 twin power point and door to

Understairs Storage

With electric consumer unit and door opening to

Pantry 2.58m x 1.79m

With fitted shelves.

Kitchen/dining room 4.63 m x 3.68m

With upvc double glazed door to outside rear and 2 windows to side. Range of oak fronted fitted units comprises of 4 base cupboards, concealed washing machine space, 4 drawer cupboards, 4 wall cupboards, worktops above incorporating single drainer stainless steel sink, 4 ring ceramic hob, built in electric oven, 4 twin power points.

First Floor

Approached by easy rise staircase with half landing leading to

Rear Bedroom 3.66m x 3.50m

With window to rear, old feature bedroom fireplace, twin power point.

Toilet

Low flush WC.

Within the main building - Bathroom m x m Window to side, wash hand basin, panel bath, airing cupboard housing copper hot water cylinder with electric immersion heater.

Front Bedroom 5.53m x 2.50m

Window to front, twin power point.

Box room

Light and access to loft space.

Other Front Bedroom 3.00m x 2.30m

Window to front, twin power point.

Outside

Forecourt frontage with access to side garden enclosed with mature flowering shrubs and bushes. Access to rear with a joining lean to toilet with low flush WC, other coal store, lawn gardens with aspect of open farmland.

The old Smithy 5.00m x 6.00m

Detached solid stone outbuilding under a corrugated roof. Double vehicular door to front. within the building there is an enclosed cubicle with fitted shelves, ideal storage or additional workshop. Lean to garage area (5m x 2.2m). Additional tarmac standing area for 2 cars.

Services

Mains electric, water and drainage. Telephone subject to BT terms and conditions.

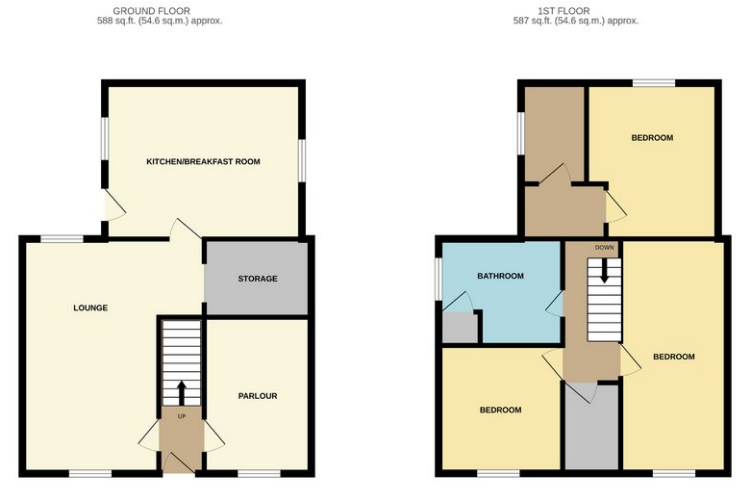
General

this is an excellent opportunity of purchasing an attractive house of traditional character in a popular residential area, will be ideal for families of all age groups. For more details apply to Iestyn Leyshon on 01970 626585



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G	10	
Not energy efficient - higher running costs			

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	38	38
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			



TOTAL FLOOR AREA: 1175 sq. ft. (109.2 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 is given as to their operation or efficiency. See the agent's report.
 Made with floorplan ©2012

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