

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



Woodville, Pwllhobi, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3SL

Offers in the region of £169,950

2 Bedroom Detached Bungalow
Off Road Parking
Rear Garden
EER 37

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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

This two bedroom detached bungalow offers vast potential for a lovely home to potential buyers. The property has off road parking to the fore and a lawned garden to the rear. Conveniently located in Llanbadarn Fawr with immediate local facilities such as two village pubs, hairdressers and petrol filling station with well stocked shop yet within a short distance of Aberystwyth town centre.

PORCH

Entered via UPVC double glazed door.

INNER HALLWAY

Night storage heater. Power points. Door to:

LOUNGE

15'1 x 14'8 (4.60m x 4.47m)

Window to front. Night storage heater. Power points. Doors to:

KITCHEN

11'6 x 10'6 (3.51m x 3.20m)

Basic range of fitted units. Double drainer stainless steel sink. Cooker control with power point. Power points. Half-glazed door to:

REAR ENTRANCE

HALL

Electric meters and consumer unit.

BATHROOM

Suite comprising: Panelled bath. Pedestal wash hand basin. Low flush WC.

REAR BEDROOM

9'8 x 8'6 (2.95m x 2.59m)

Window to rear. Power points.

FRONT BEDROOM

9'7 x 6'8 (2.92m x 2.03m)

Window to front. Power points.

AIRING CUPBOARD

Housing copper hot water cylinder with electric immersion heater.

OUTSIDE

Tarmacadam forecourt area to front, ideal off-street parking area. Pedestrian access to rear garden, laid to lawn.

SERVICES

Mains electricity, water and drainage. Partial electric heating system. Council Tax Band D

OUR OFFICE HOURS

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

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

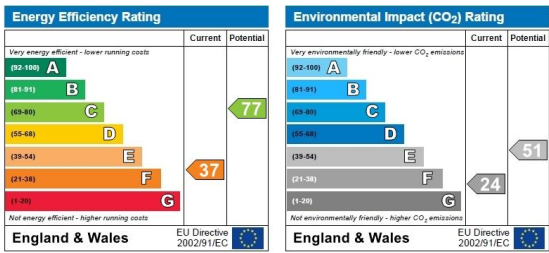
From our Aberystwyth office, take the A487 North along North Parade and Northgate Street before turning right on the A44 towards Llanbadarn Road. Continue along this road, passing the turning for the Leisure Centre and Car Dealership until you come to a set of mini roundabouts. Take the first exit off the first and the second exit off the second roundabout, and just passed the fuel station the property can be seen on the left hand side.



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