



# Glenwyn

Pwllhobi | Aberystwyth | Wales | SY23 3SX

FINE & COUNTRY

Glenwyn

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Fine and Country West Wales is thrilled to present to the market, for the first time since its construction in 2002, Glenwyn. This impressive, four-bedroom detached home boasts four generously sized reception rooms and is situated in a highly sought-after location on the outskirts of Aberystwyth, offering stunning panoramic views in a peaceful non-estate setting.

Built to an impeccable standard for the current owners, this spacious home is designed with comfort and practicality in mind. Upon entry, you are greeted by a grand entrance hall leading to four good-sized reception rooms, ideal for entertaining guests or for simply relaxing with family. The modern fitted kitchen/breakfast room comes complete with an island unit and offers beautiful views over the surrounding landscape, while the practical utility/boot room provides ample storage space.

Moving up to the first floor, a generous landing leads to four well-proportioned bedrooms. The master bedroom boasts a dressing room and en-suite bathroom, while bedrooms two and three share a Jack and Jill en-suite. Completing the floor is a large family bathroom with a bath and shower.

Externally, the property is surrounded by beautiful gardens, including a sizable front lawn and a large patio/decked area, perfect for al fresco dining or enjoying the stunning views. To the side and rear, there are further outdoor entertaining areas, lawned areas backing onto open countryside and offering a private aspect to the rear.

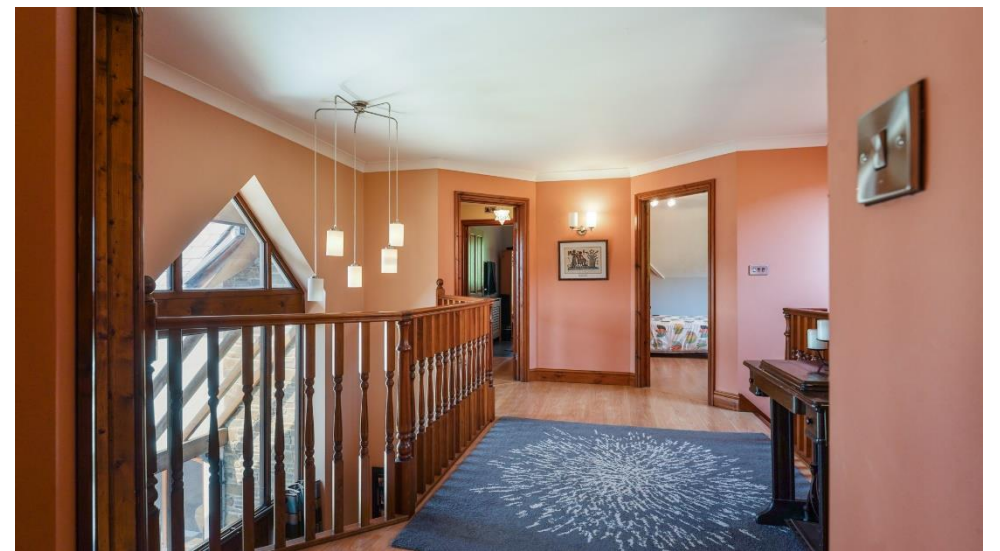
The property benefits from excellent parking facilities, including a detached garage with an up-and-over door, ensuring ample space for vehicles.

Overall, this is an exceptional property, providing a unique opportunity to acquire a beautiful family home within easy reach of Aberystwyth and all the amenities the charming university town has to offer.







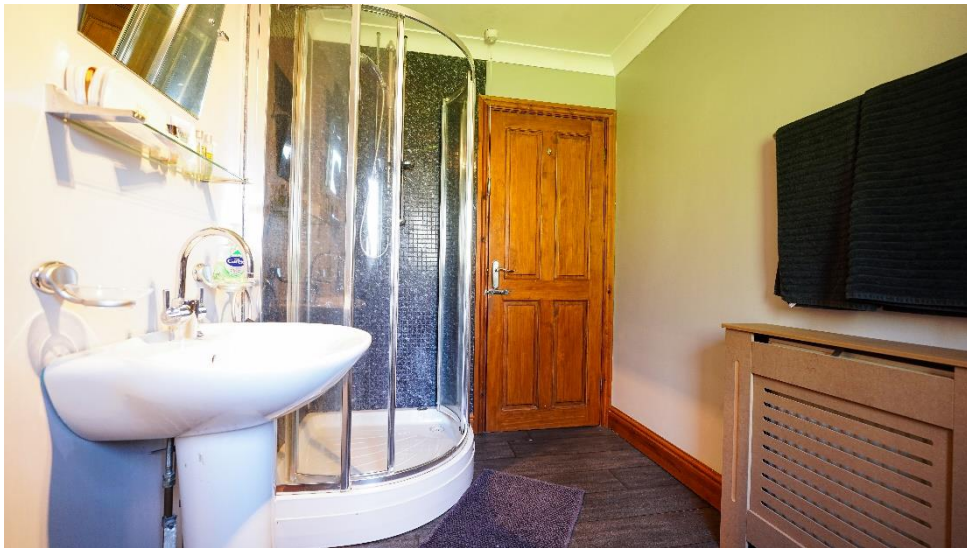






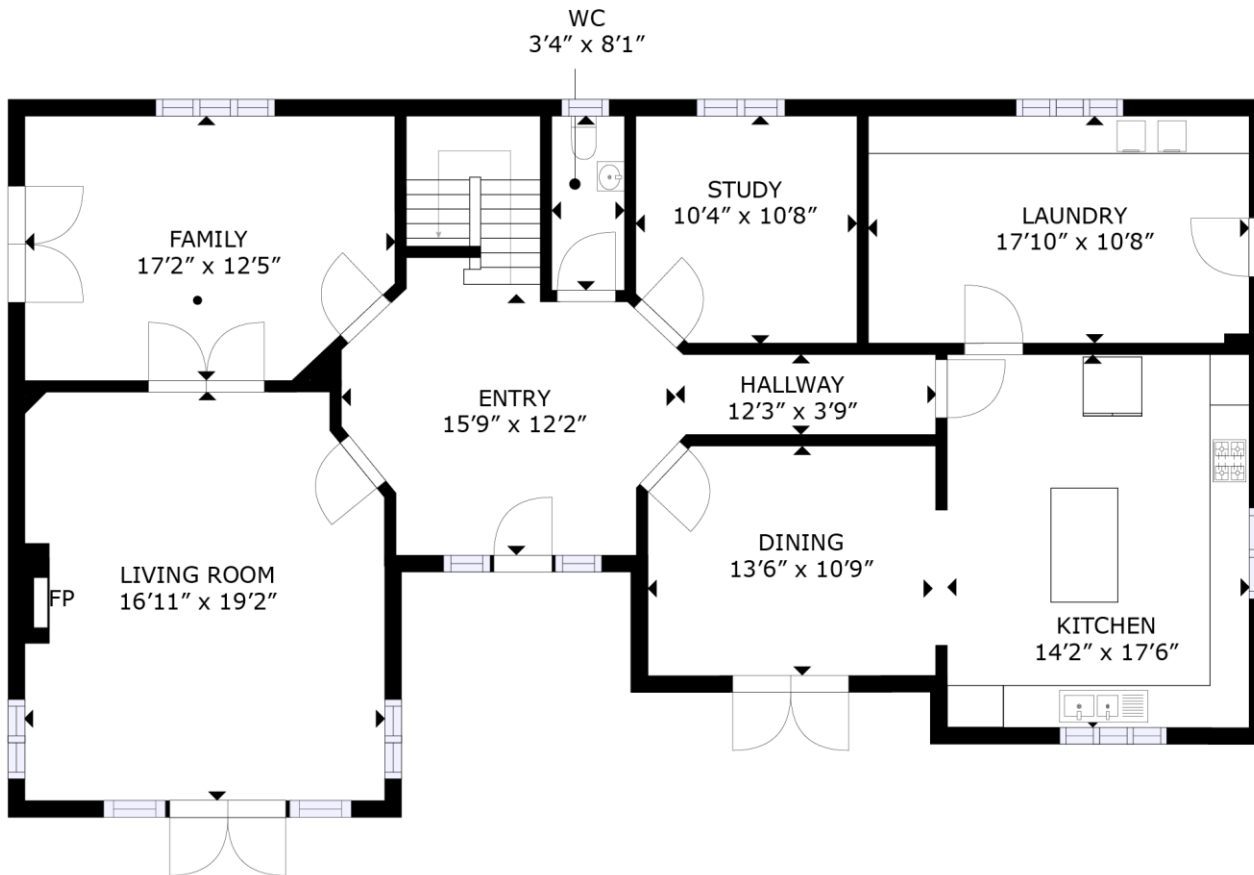


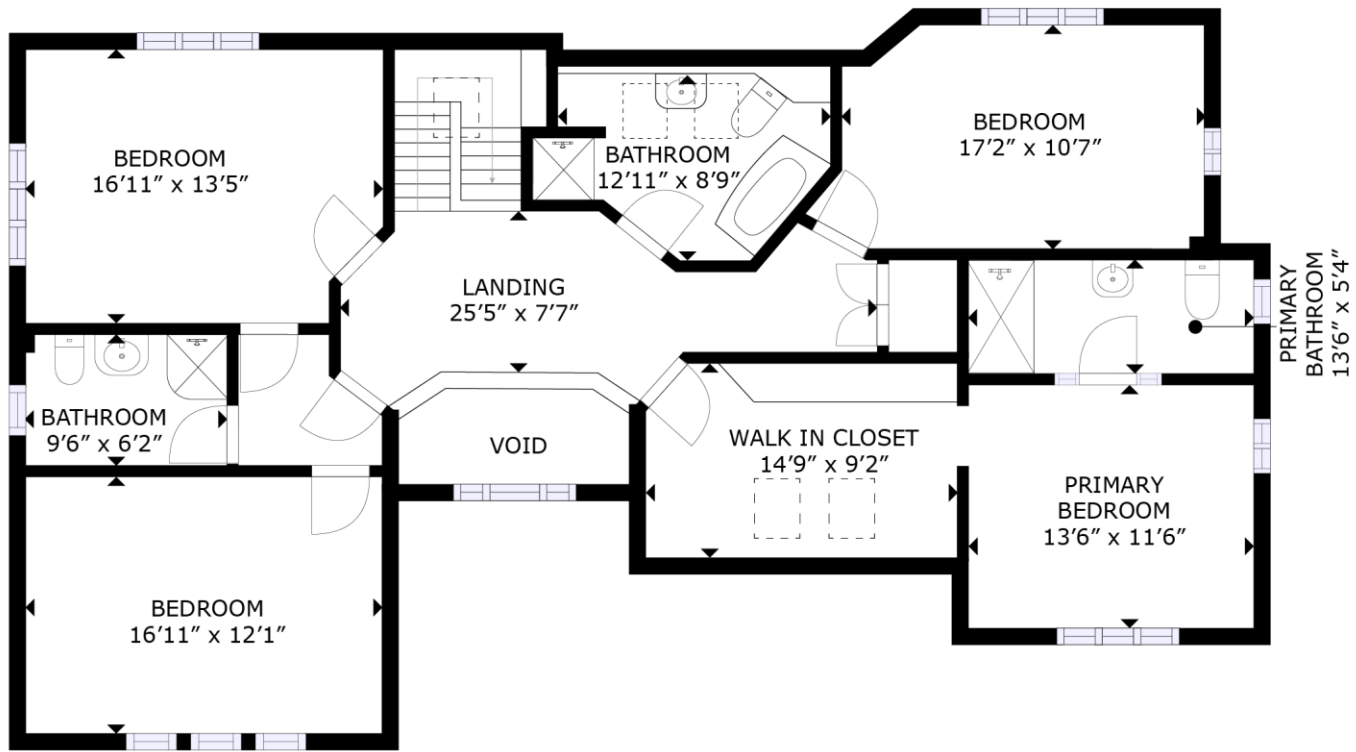












GROSS INTERNAL AREA  
 1ST FLOOR: 1,577 sq. ft, 2ND FLOOR: 1,468 sq. ft  
 TOTAL: 3,045 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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