



SARDAR

Pwllhobi | Aberystwyth | Wales | SY23 3SX

FINE & COUNTRY

SARDAR

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Fine and Country West Wales is delighted to introduce to the market, for the first time since its construction in 2002, Saardar Younis. This distinguished, four-bedroom detached residence three reception rooms, plus a conservatory, and is positioned in an enviable location on the fringes of Aberystwyth, delivering well appointed accommodation in a sought after, non-estate environment.

Constructed to a high standard and augmented with meticulously crafted laser cut oak herringbone wooden flooring with Marbo red wood edging, for the owners, this home is thoughtfully designed to offer comfort with functionality.

Offering a light filled entrance hall that links into the reception areas, the contemporary kitchen/breakfast room is complemented by an extensive dining space, alongside a utility room. The addition of a conservatory provides a brightly lit area, enriching the Sitting and Dining Rooms.

On the first floor, a spacious landing directs to four good size bedrooms. The principal bedroom has an en-suite, whereas the additional three bedrooms are served by a substantial family bathroom. Additionally, all upstairs windows have noise reducing special laminated glass fitted to all UPC windows.

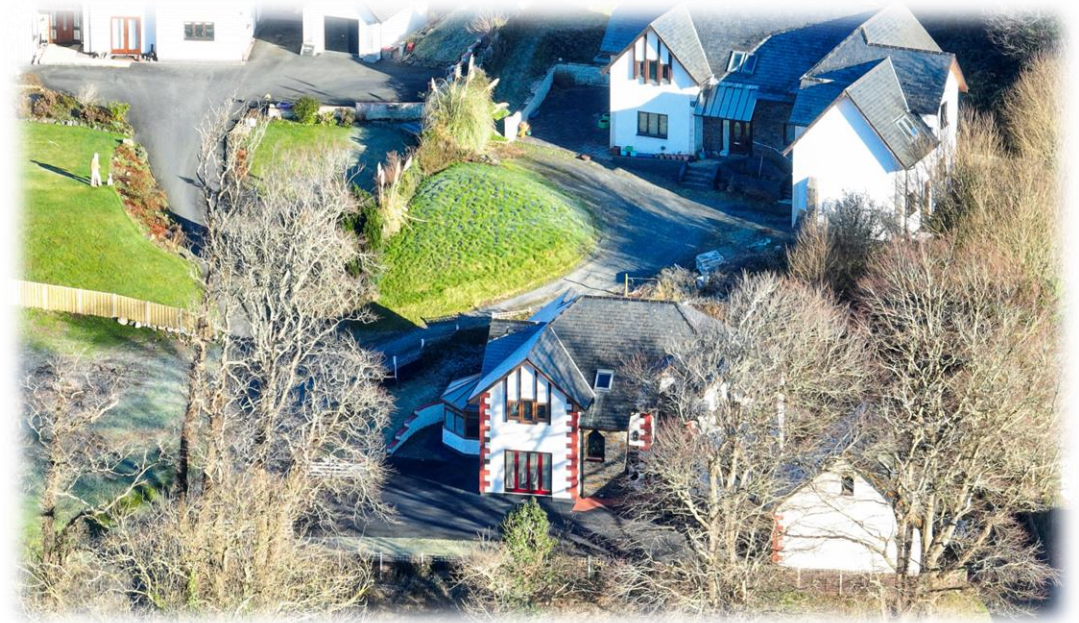
The exterior of the property is embraced by landscaped gardens, featuring a sizeable patio/decked space, ideal for open-air dining experiences.

Parking provisions are good for many cars, highlighted by a detached double garage equipped with an automated door, affording substantial parking capacity.

The garage's upper level houses a Studio, perfectly suited for recreational activities or remote work, equipped with power and lighting.

In summary, this property stands as a rare chance to secure a family dwelling within close proximity to Aberystwyth and the rich array of amenities afforded by the picturesque university town.

Video Link: <https://youtu.be/7VW54VDqBrs>



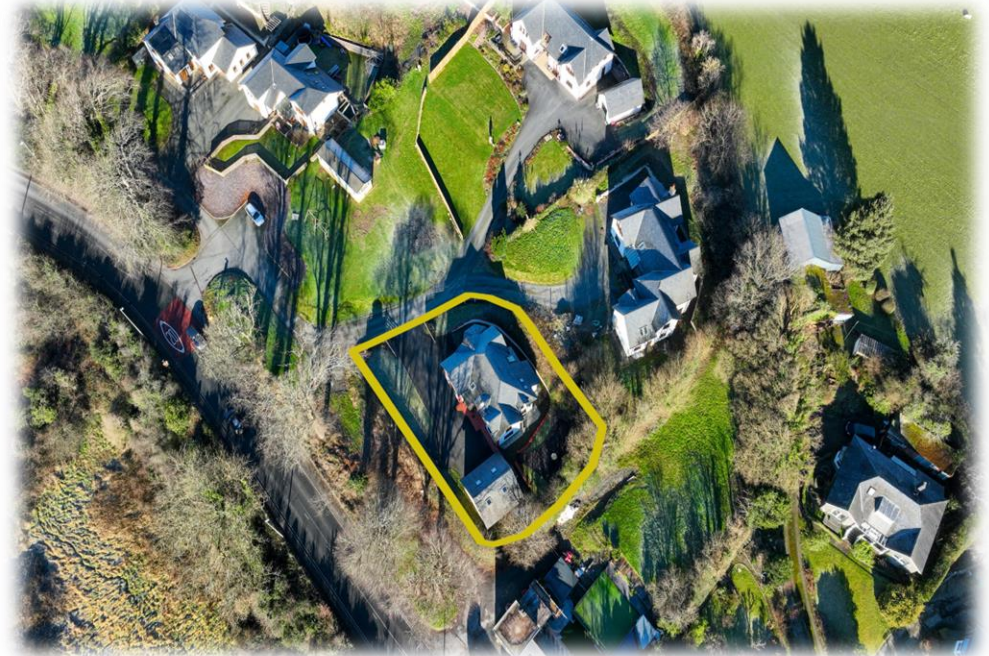














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