

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



24 Pentre Isaf, Llanrhystud, Ceredigion, SY23 5DB

Asking Price £199,950

A detached improvable 2 bedroom bungalow in a popular residential location, enjoying views over open fields to rear. This property offers comfortable accommodation with the benefit of oil fired central heating and uPVC double glazing, with rear conservatory, having single garage and easy to maintain gardens and grounds. Located in the popular coastal village of Llanrhystud, offering a good range of amenities, close to Aberystwyth to the North and Aberaeron to the South.

Description



An appealing detached bungalow deserving of some modernisation and cosmetic refurbishment with the benefit of a rear conservatory and offered chain free. The property affords more particularly;

Side Entrance Door



To

Reception Vestibule

Hallway



Radiator, separate shelved storage cupboard, boiler cupboard housing oil fired central heating boiler, airing cupboard with copper cylinder.

Kitchen

9' x 8'2 (2.74m x 2.49m)



With a tiled floor, fitted range of kitchen units at base and wall level, incorporating fitted oven, ceramic hob, 1 1/2 bowl sink unit, plumbing for automatic washing machine.

Shower Room



Having shower cubicle, wash hand basin, wc, tiled walls, radiator.

Living Room

16'6 x 11' (5.03m x 3.35m)



Having radiator, doors to

Conservatory

13'1 x 6'2 (3.99m x 1.88m)



Tiled floors, side entrance door.

Bedroom 1

11'10 x 10 (3.61m x 3.05m)



Radiator, built-in wardrobe.

Bedroom 2

10' x 7'10 (3.05m x 2.39m)

Radiator, front window.

Externally



Front lawn garden, side driveway leading to the garage, enclosed private rear garden having a pleasant aspect with views over open field.

Single Garage

Having front up and over door.

Services



We are informed the property benefits from connection to mains water, mains electricity, mains drainage.

Council Tax Band C



24, PENTRE ISAF, LLANRHYSTUD, SY23 5DB C
£1675.81

Directons

From Aberaeron take the A487 North, continue to the village of Llanrhystud, after passing the filling station take the right hand turning in to Pentre Isaf and the property can be found straight in front of you, as identified by the agents For Sale board.

What3words forge.joggers.minute

Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

24 Pentre Isaf, Llanrhystud



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

England & Wales EU Directive 2002/91/EC



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611