



**9 Bryn Hyfryd, Pennant
Llanon Ceredigion SY23 5PH
Guide price £349,950**



We are pleased to offer on the market

this well looked after bungalow located on a small residential estate in the heart of the village.

The village of Pennant is conveniently situated 4 miles inland from the picturesque Georgian harbour town of Aberaeron which provides for amenities to include Secondary school. The University & Market town of Aberystwyth is some 14 miles to the North and Lampeter is some distance to the South. There are also local amenities available at the nearby villages of Llanon and Cross Inn.

The bungalow is very well maintained both internally and externally by our clients and is well worthy of inspection.

Tenure

Freehold.

Services

Oil fired central heating. Mains electric, water & drainage.

Viewing

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

9 Bryn Hyfryd provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Porch

With door to

Reception Hallway

With radiator and doors to

Living Room

14'7 x 14'8 (4.45m x 4.47m)



With electric feature fireplace with stone mantle surround, radiator and window to side & fore.



Bedroom 1 Master

15'4 x 14'8 (4.67m x 4.47m)

With fitted wardrobes, radiator and window to rear overlooking the garden.

Door to

En Suite

With wc, wash hand basin, shower cubicle and vanity mirror unit. Obscured window to rear and radiator. Tiled flooring and half tiled walls.

From reception hallway

Double doors into

Kitchen Dining Room

11 x 19'7 (maximum dimensions) (3.35m x 5.97m (maximum dimensions))



Dining Area



With upvc double glazed sliding door to rear and radiator.

Modern Kitchen



Comprising a Morris Brothers fitted kitchen with shaker style base and eye level units with breakfast bar, fitted fridge & freezer, oven and induction hob over. Extractor fan hood, sink with mixer tap and tiled splash backs. Windows to rear. Door to

Utility Room

8'11 x 7'4 (2.72m x 2.24m)

With appliance spaces, storage cupboard units and sink with mixer tap. Storage cupboards, window to rear and door to external rear.

Bedroom 2

10'2 x 8'8 (3.10m x 2.64m)

With window to fore and radiator.

Bedroom 3

12'6 x 8'8 (3.81m x 2.64m)

With window to fore and radiator.

Bathroom

8'11 x 7'4 (2.72m x 2.24m)

Comprising wc, wash hand basin with mirror above, panelled bath and separate shower cubicle. Tiled flooring and half tiled walls. Obscured window to side.

Externally



The property is approached by a private driveway on the estate with space for ample cars to park.



Greenhouse

10 x 6 (3.05m x 1.83m)



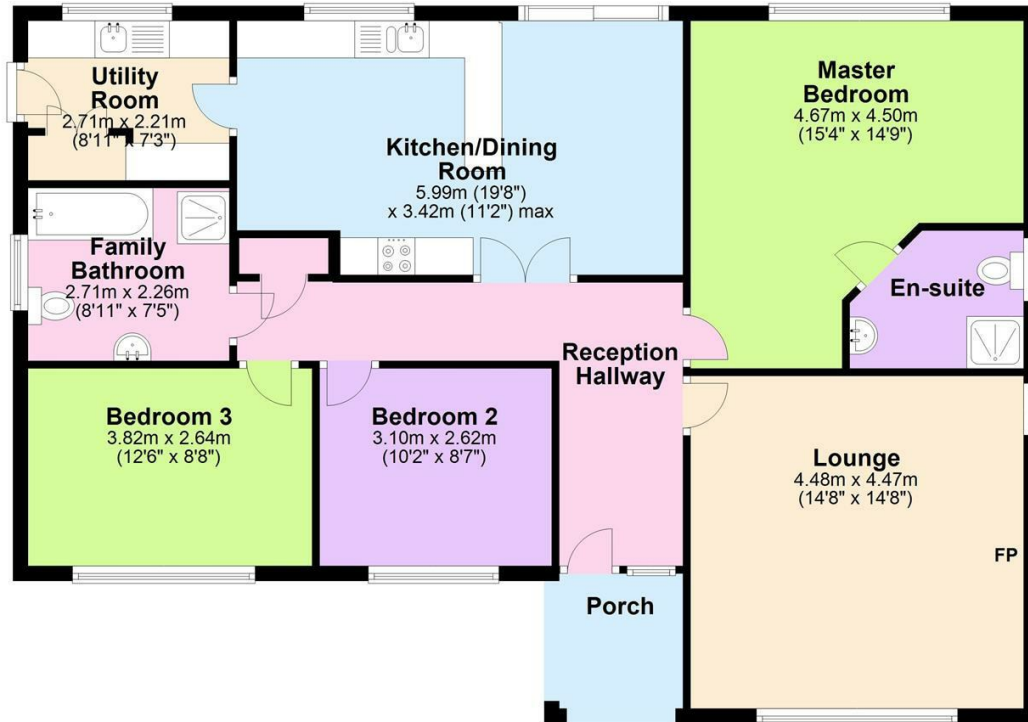
Detached Garage

Spacious garage for car and storage.
With up and over door and side door.

To the fore there are lawned areas with trees and shrubs.

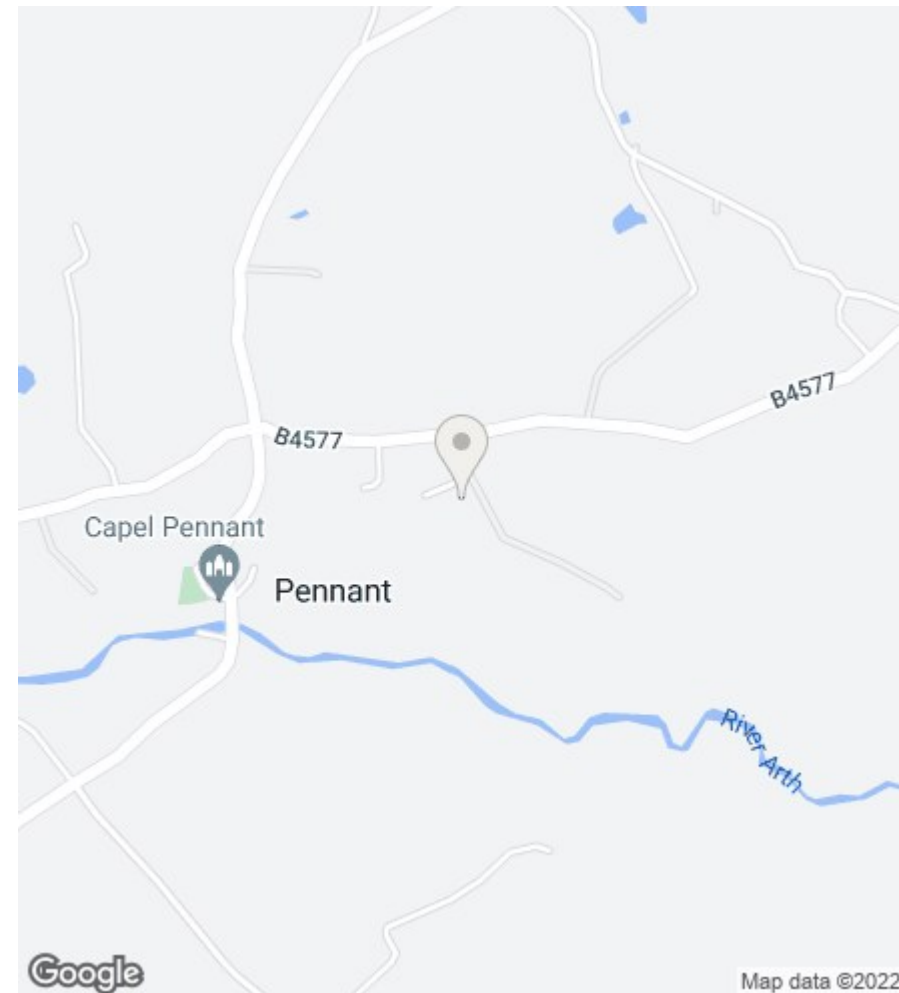
To the rear, a patio seating area with lawned garden.

Ground Floor



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

9 Bryn Hyfryd, Pennant



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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 (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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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