



Allt Y Coed , Llandre
Bow Street SY24 5BZ
Guide price £320,000



A superbly presented, recently refurbished elevated 3 bedroomed detached house with outstanding views over the village and countryside.

Tenure

Freehold

Services

Mains electric, water and drainage. LPG Gas central heating.

Viewing

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

Council Tax Band

Band E

Allt Y Coed is situated in the sought after semi rural village of Llandre, being a short travelling distance (some 5 miles) to Aberystwyth. The nearby village of Bow Street has a good range of local amenities to include Primary School, general stores and public houses. The Coastal resorts of Borth and Ynyslas are also nearby.

The property has recently undergone refurbishment, the modern open plan living/kitchen/dining area with the incredible views, double bedrooms, stylish bathroom/showerooms are well worthy of inspection. Allt Y Coed is located on the outskirts of the village, a quiet and peaceful spot surrounded by woodland and the countryside. The property also benefits from having a private drive and parking for a few vehicles.

Front Entrance Door to

Reception Hallway

With automatic sensor lighting, radiator, stairs to first floor accommodation, under stairs storage cupboard and doors to

Bedroom 3 / Study



With laminate flooring, radiator and window to fore.

Utility/Shower Room.



Comprising a corner shower councils with panelled splashbacks, wc, heated towel rail and base units with sink above. Window to side, laminate flooring and extractor fan

First Floor

Open Plan Kitchen / Dining / Living



With laminate flooring throughout and spotlights.



Kitchen



A spacious and light kitchen area with shaker style base units and wooden worktop over, integrated appliance spaces, electric hob with fitted extractor fan, enamel sink with mixer tap and breakfast bar island. Picture window with breathtaking views.

Living / Dining Area



A beautiful contemporary living space with windows to rear, side and fore, a cosy log burner sat on slate hearth. French doors out to spacious balcony.



From Landing Hallway
Doors to

Bathroom



Comprising a luxurious bath, walk in double shower cubicle

with panelled splashbacks, wash hand basin set in vanity unit with Led lit mirror above and wc. Obscured window to rear, heated towel rail and laminate flooring



Bedroom 2



With windows to side & rear and radiator.

Bedroom 1



With radiator and window to fore (again with stunning views)!

Externally



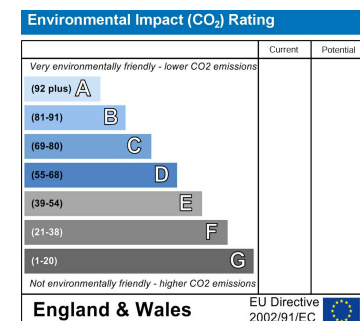
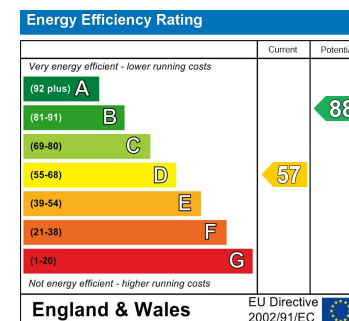
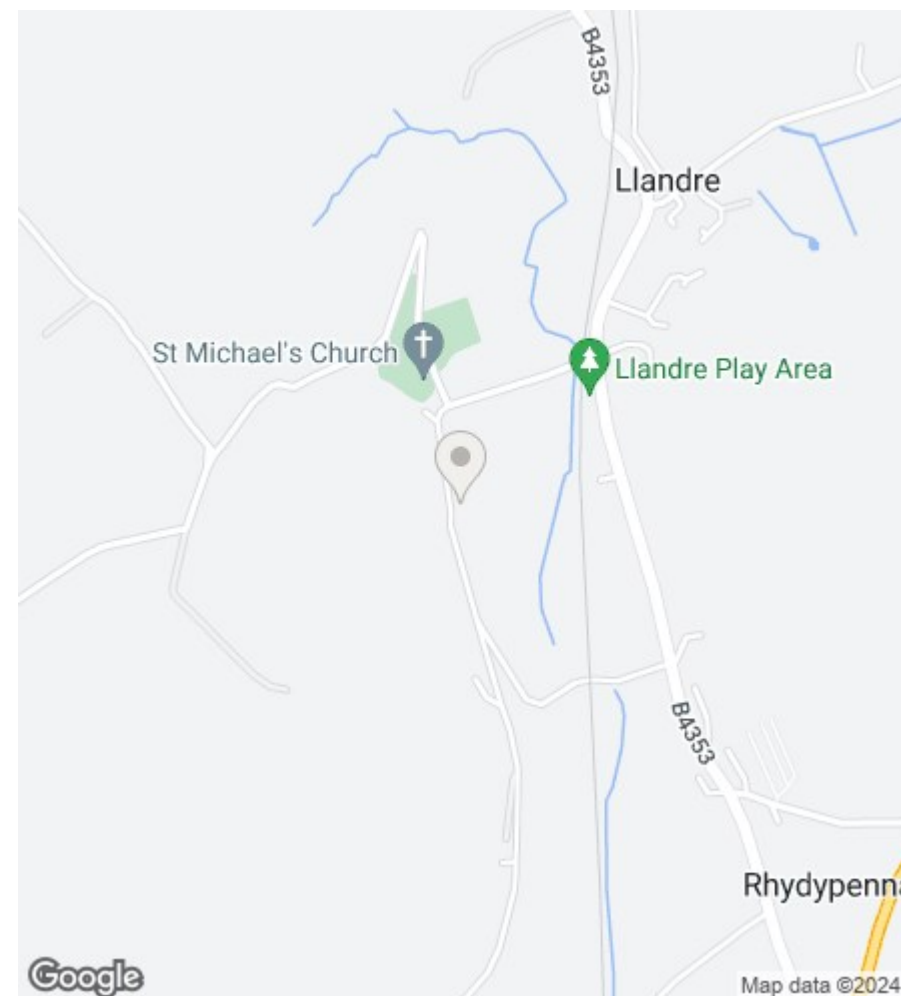
The property is approached via a private driveway leading up to the parking area, followed by steps to the house (as seen in the photograph). The garden is as large to the fore as it is

to the rear (see plan attached).

There are also many seating areas externally on the patio and balcony to enjoy and appreciate the view!







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