



Ceulanfryn , Bow Street
Aberystwyth Ceredigion SY24 5BA
Guide price £210,000



Enjoying a sought after location in the heart of the village, a traditional 3 Bedroomed cottage with pleasant rear garden.

The property abuts the main throughfare at Bow Street convenient to all local amenities on offer which includes General stores, Primary School and public houses. There is a regular bus service to Aberystwyth which is but 4 miles travelling distance to the south. The town has a good range of retailers in addition to a secondary school and cultural activities. There is also a Railway station on the southern edge of the village for ease of access to the town.

Ceulanfryn provides for accommodation of spacious kitchen, living room and bathroom on the ground floor. There are 3 Bedrooms on the first floor. Externally there is a pleasant slightly elevated garden to the rear with a paved and decked area.

TENURE

Freehold

COUNCIL TAX

Band C

SERVICES

All mains services are connected.

VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com.

Ceulanfryn provides for the following accommodation. All room dimensions are approximate.

GROUND FLOOR

Front porch with tiled floor with entrance door to

LIVING ROOM

12'3 x 14'2 (3.73m x 4.32m)



Radiator, laminated floor, stairs to first floor. Inner hallway radiator.

BATHROOM

8'7 x 6'5 (2.62m x 1.96m)



Bath with shower over and screen, wash handbasin and WC. Tiled floor and fully tiled walls, radiator and obscured window to side.

SPACIOUS KITCHEN

16'6 x 9'8 (5.03m x 2.95m)



1½ bowl stainless steel sink unit with mixer tap. Good range of base, eye level and corner units with worktop over. Appliance spaces, splashbacks, laminated floor, radiator. Stainless steel extractor hood. Patio doors to rear patio area. Spotlights. Door to

REAR PORCH

12'3 x 4'4 (3.73m x 1.32m)

Door to garden and door leading to shared side pedestrian access.

FIRST FLOOR

Landing cupboard with wall mounted gas fired central heating boiler. Radiator. Access to roof space. Door to

BEDROOM 1

8'7 x 10'4 (2.62m x 3.15m)



Window to fore and radiator.

BEDROOM 2

7'8 x 12'2 (2.34m x 3.71m)



Window to rear and radiator.

BEDROOM 3

6'9 x 7'7 (2.06m x 2.31m)



Fitted wardrobe, radiator and window to rear.

EXTERNALLY



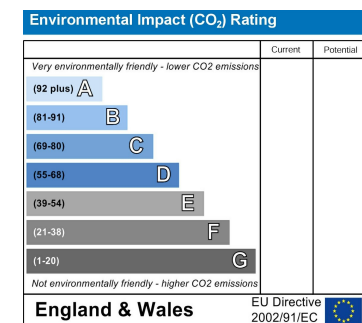
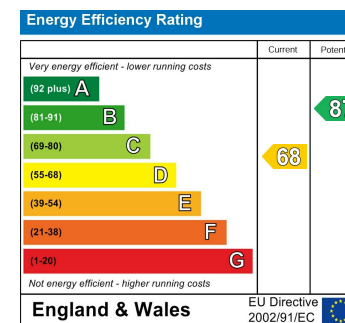
Easy access to front entrance door. Paved patio area immediately to the rear with steps up to decked and lawned garden areas.



DIRECTIONS

Proceed North out of town on the A487 trunk road to Bow Street. Ceulan Fryn is on the right hand side a short distance after the SPAR shop which is also on the right hand side.

What 3 Words:- Puzzle . Sparrows . Thanks



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