



Ty Gwyn Mawr , Bow Street
Aberystwyth Ceredigion SY24 5BE
£285,000



FOR SALE BY PRIVATE TREATY

Superbly situated in the centre of the village on a large level plot a detached 3 bedroomed house in need of total renovation.

SITUATION

The house abuts the main thoroughfare in the heart of the village within walking distance of all local amenities which are on offer which include primary school, general store, public houses and places of worship. The university and market town of Aberystwyth is some 4 miles travelling distance to the South. There is a railway station at Bow Street for ease of access to Aberystwyth and to Machynlleth and beyond to the North.

DESCRIPTION

A detached traditionally built house with rendered elevations under a slate roof.

DIRECTIONS

What 3 Words: report.cornfield.tend

From Aberystwyth proceed North on the A487 trunk road for 4 miles to Bow Street. The house is in the centre of the village on the right hand side denoted by a for sale board.

OS Grid Reference SN 62529 85181

VIEWING

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

SOLICITOR

The solicitors acting in this matter are Powell Davies solicitors. 27 Eastgate Street, Aberystwyth, SY23 2AR.
Telephone Number: 01970 636 599

Particulars of Sale

Part glazed front door entrance to Reception Hallway



With stairs to first floor accommodation, under stairs storage, radiator, tiled floor and doors to

Dining Room

15'7 x 11 (max) (4.75m x 3.35m (max))



With windows to fore, feature fireplace with tiled hearth recess with shelving, radiator.

Living Room

10'6 x 14'7 (3.20m x 4.45m)



With windows to rear, feature fireplace with tiled hearth and wooden mantle, radiator.

Utility Room

7'3 x 6'8 (2.21m x 2.03m)



With window to rear and part glazed door to side, stainless steel sink drainer unit with tiled splashbacks, radiator.

Cloakroom

5'8 x 3'5 (1.73m x 1.04m)

Obscured window to rear, Wash hand basin with tiled splashbacks, tiled floor, radiator.

Basic Kitchen

14'2 x 8'6 (min) (4.32m x 2.59m (min))

With windows to fore and side, part glazed door to rear. 1 1/2 bowl stainless steel sink drainer unit, tiled splashbacks, appliance spaces, worktops, radiator.



First Floor Accommodation

Landing

With window to side, wooden floor, access to roof space, airing cupboard and doors to.

Bathroom

6'4 x 5'5 (1.93m x 1.65m)



With obscured window to rear, Bath, WC, wash handbasin and radiator.

Bedroom 1

15'3 x 10'6 (4.65m x 3.20m)



With windows to rear and radiator.

Bedroom 2

9'3 x 7' (min) (2.82m x 2.13m (min))



With windows to fore and radiator.

Bedroom 3

11 x 12'3 (max) (3.35m x 3.73m (max))



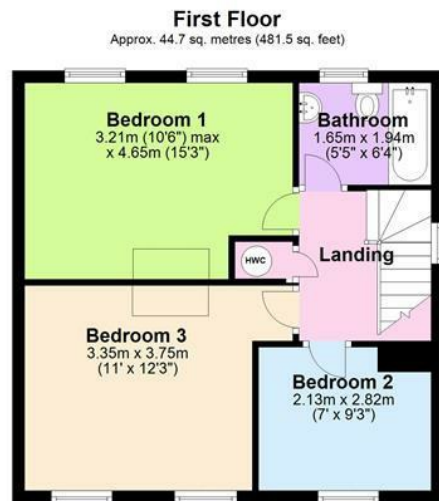
With windows to fore and radiator.

Externally

Integral Garage with up and over (14 ft x 10 ft)
Boiler Room (6 ft x 2'9 ft) (Housing the oil central heating boiler (not tested))
Large level garden to fore, side and rear. (See Plan)
Vehicular Hardstanding to fore.



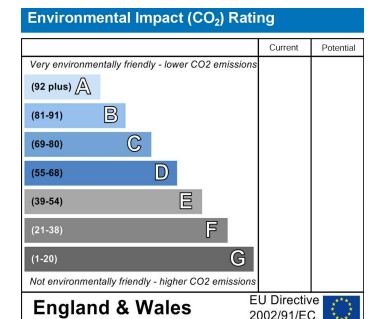
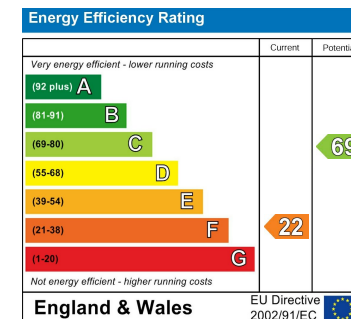
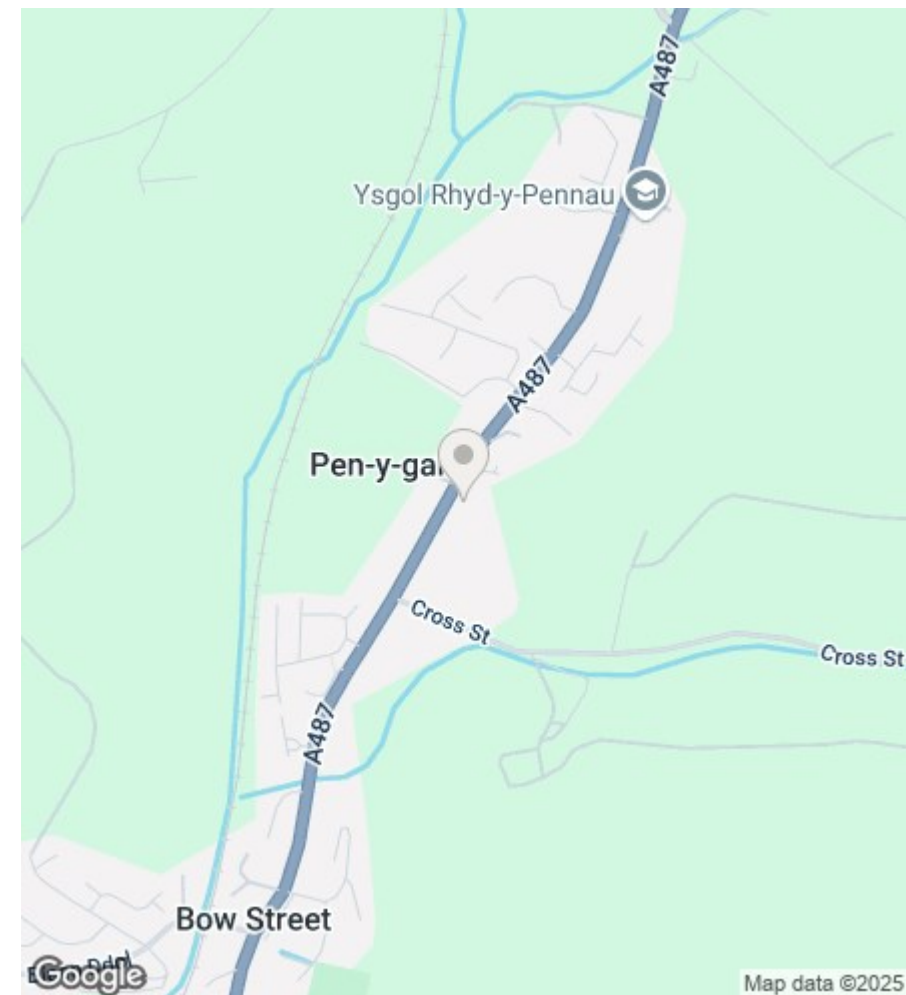




Total area: approx. 122.9 sq. metres (1322.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Ty Gwyn Mawr, Bow Street, Aberystwyth



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