



Hillside Lon Rhydygwin, Llanfarian
Aberystwyth Ceredigion SY23 4DD
Guide price £425,000



For Sale By Private Treaty

Enjoying a favourable semi rural location, a very well appointed detached 2 bedroomed bungalow with low maintenance garden and vehicular hard standing.

Hillside is a superior bungalow which is in excellent condition both internally and externally with a commodious extension to the rear as highlighted in the photographs and on the floor plans. Although marketed as providing for 2 large bedrooms the existing dressing room can be converted back to a third bedroom if so desired. Externally the low maintenance grounds are also well looked after with ample off road parking to the fore with a well developed back garden over looking open countryside with patio, decking and covered BBQ area. There is also power connected and ample room for a hot tub in the summer house.

Llanfarian is but 3 miles or so due south of the university and market town of Aberystwyth. The town having a good range of both local and national retailers and many attractions such as the National Library of Wales, the Vale of Rheidol Railway, Marina, Castle and the Promenade. There are limited local amenities at Llanfarian to include a primary school and the bus stops on top of Rhydygwin lane for those wishing to gain access to Aberystwyth or to the Georgian Harbour town of Aberaeron to the south.

TENURE:

Freehold

SERVICES:

Mains electricity and water. Private drainage. Oil fired central heating. High definition security camera's to fore and rear.

COUNCIL TAX:

Band E

VIEWING:

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

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

FRONT ENTRANCE DOOR TO

PORCH

with tiled floor with alcove feature and glazed entrance door to

RECEPTION HALLWAY



with tiled floor, radiator, inner hallway with cloak cupboard. Loft ladder with access to roof space and doors to lounge, kitchen, bathroom and bedrooms. underfloor heating.

LIVING ROOM

15'6 x 18'6 (4.72m x 5.64m)

with window to fore, a most attractive modern fireplace with recessed real flame effect LPG fire. Ceiling lights, recessed ceiling HiFi speakers, dimmer light switch and radiator. Double doors to

OPEN PLAN KITCHEN/ DINING AND SITTING AREAS

KITCHEN/ DINING AREA

11'8 x 21'5 (3.56m x 6.53m)



modern units comprising base units with appliance spaces incorporating a Bosch electric oven with 4 ring gas hob over and concealed fridge. Appliance spaces with plumbing for dishwasher and automatic washing machine (appliances by negotiation) with granite work surface over. Single bowl sink unit with mixer tap, eye level units with extractor fan and attractive tiled splashbacks. Cooker point, wine rack, tiled floor with underfloor heating. Ceiling fan and lights.

DINING AREA



with modern upstanding radiator, drop table lights and tiled floor.

SITTING AREA

16'9 x 9'3 (5.11m x 2.82m)



with double doors and 2 windows to rear patio with pleasant outlook over the surrounding countryside. Radiators and tiled floor. Vaulted ceiling and attractive wall features. HiFi surround speaker system

DOUBLE BEDROOM 1

19' x 9' (5.79m x 2.74m)



with fitted Hammond bedroom furniture, 2 radiators and 2 windows to fore. Door access to

DRESSING ROOM

6'8 x 6'9 (2.03m x 2.06m)



well equipped with Hammond dressing table, fitted wardrobes and storage cupboards. Laminated floor, radiator and window to fore.

MASTER BEDROOM 2

11'7 x 19'7 (3.53m x 5.97m)



space is of the essence with a luxury Hammond range of bedroom furniture (some mirrored) as highlighted in the photographs. Window to rear, radiator, ceiling lights and door to

EN-SUITE SHOWER ROOM

7'9 x 2'9 (2.36m x 0.84m)



comprising shower cubicle with Triton shower, wash hand basin in inset cabinet, low level flush wc, radiator, fully tiled and shower point.

BATHROOM

7' x 8'1 (2.13m x 2.46m)



comprising bath with shower over and screen. WC and wash hand basin incorporating modern fitted bathroom furniture. Mirrored eye level unit, fully tiled, heater towel rail, ceiling lights and obscured window to rear.

EXTERNALLY



Gated vehicular access to large paved vehicular hard standing with low maintenance garden. Well stocked with shrubs. Feature ornamental lamp outside light.

Pedestrian path leading to the well laid out rear garden with patio, covered Bbq area with brick built BBQ.

INTEGRAL UTILITY SHED

7'8 x 12'4 max dimensions (2.34m x 3.76m max dimensions)

housing the free standing oil fired central heating boiler. Further access to additional storage area with eye level units and work bench.

Concealed oil tank with adjoining garden shed.

SUMMER HOUSE

13'6 x 12'6 (4.11m x 3.81m)



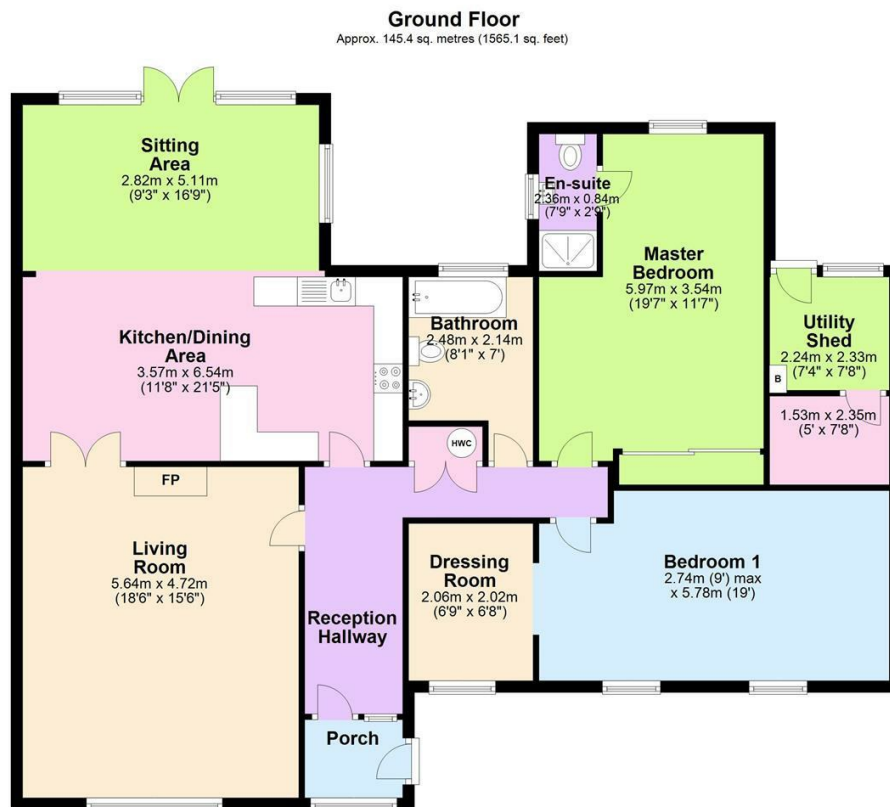
with power connected for hot tub. Attached raised decked area. Raised flower/ shrub borders.



DIRECTIONS

(OS Grid Ref: SN 58409 77093)

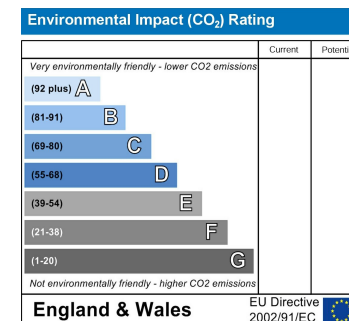
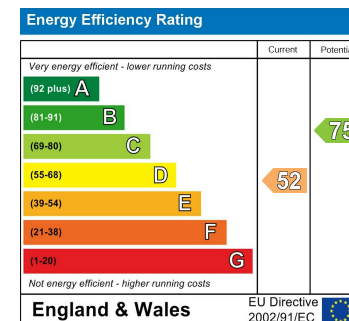
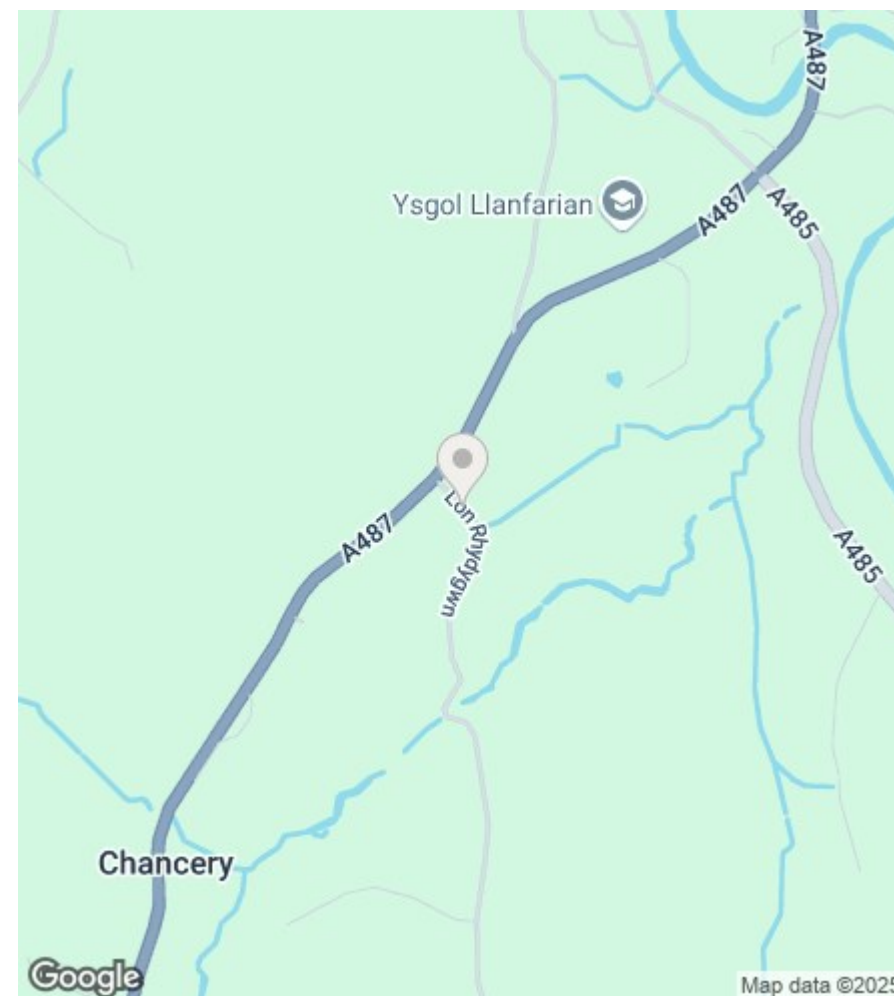
From Aberystwyth take the A487 coastal trunk road south to Llanfarian for 3 miles. Proceed south up the hill towards Aberaeron (passing the primary school on the right hand side). Rhydygwin Lane is on the left hand side approximately $\frac{1}{4}$ of a mile after the school. Turn left onto Rhydygwin Lane and Hillside is the first property on the right hand side denoted by a for sale board.



Total area: approx. 145.4 sq. metres (1565.1 sq. feet)

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

Hillside, Lon Rhydygwin, Llanfarian



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