



Swn Y Gwynt , Llangwryfon
Aberystwyth Ceredigion SY23 4EY
No onward chain £349,000



For Sale by Private Treaty

A well-presented detached 4 bedroomed bungalow with large garden in a fine rural location and with panoramic views over the surrounding countryside and Snowdonia.

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Llangwryfon
Aberystwyth
SY23 4EY

We are pleased to have received instructions to offer this well looked after double glazed and centrally heated bungalow which has been extended by the vendor to provide for 4 bedroomed accommodation as highlighted on the attached floor plan. The views are amazing and well worthy of inspection and the large grounds are also well laid out.

The village of Llangwryfon is within a mile of local amenities which include a primary school, places of worship and florist. The University and Market town of Aberystwyth is 8 miles travelling distance on the Coast. The town is well blessed with local and National retailers on the high street and on the edge of town.

TENURE

Freehold

COUNCIL TAX

Band D. Payable £2,263 per annum.

SERVICES

Mains electricity and water. New private drainage system. Oil fired central heating. Super-fast broadband.

VIEWING

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

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

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

ENTRANCE DOOR TO

RECEPTION HALLWAY



Exposed laminated wooden floor, radiator, ceiling lights.

INNER HALLWAY

Storage cupboards, exposed laminated wooden floor, radiator, large airing cupboard. Access to roof space, part boarded.

LIVING ROOM

19'4 x 12'4 (5.89m x 3.76m)





Multi fuel room heating range, exposed laminated wooden floor. Window to fore, rear and side and radiator.

KITCHEN

14'5 x 8'7 (4.39m x 2.62m)



1 ½ bowl stainless steel sink unit with mixer tap. Base and eye level units with appliances spaces. Plumbing for dishwasher. Extractor fan, radiator. Door to

CONSERVATORY

18'2 x 6'6 (5.54m x 1.98m)



Plumbing for automatic washing machine and tumble dryer. Sliding patio doors.

INNER HALLWAY

BEDROOM 1

7'4 x 8'6 (2.24m x 2.59m)



Recess cupboard. Radiator.

BEDROOM 2

9'3 x 12'7 (2.82m x 3.84m)



Fitted wardrobe, radiator. Window to side.

BEDROOM 3

8'11" x 9'8" (2.74m x 2.97m)



Window to rear. Radiator.

BATHROOM

5'5 x 8' (1.65m x 2.44m)



Bath with Triton electric shower over. WC and wash basin set in bathroom furniture, radiator. Part tiled, obscured window to rear.

MASTER BEDROOM 4

17'5 x 17'4 max inclusive of ensuite (5.31m x 5.28m max inclusive of ensuite)



Large Picture window to fore with magnificent views across to Snowdonia. Exposed laminated wooden floor, radiator, window to side, vaulted ceiling. Door to

ENSUITE BATHROOM

8'7 x 6'6 (2.62m x 1.98m)



Bath, shower, WC and washbasin set in bathroom furniture. Splashbacks, radiator, obscured window to side. Extractor fan.

EXTERNALLY





Workshop (12' x 12') with electrical power and wooden home office (10' x 8') equipped with power and Wi-Fi. Ample off-road parking leading to

DETACHED GARAGE
19' x 9'8 (5.79m x 2.95m)



with up and over door and power connected.

The large grounds are predominately laid out to lawn with raised patio, shrubs and flower borders. Freestanding oil-fired central heating boiler and oil tank. Summer house, garden sheds, greenhouse and raised vegetable beds.

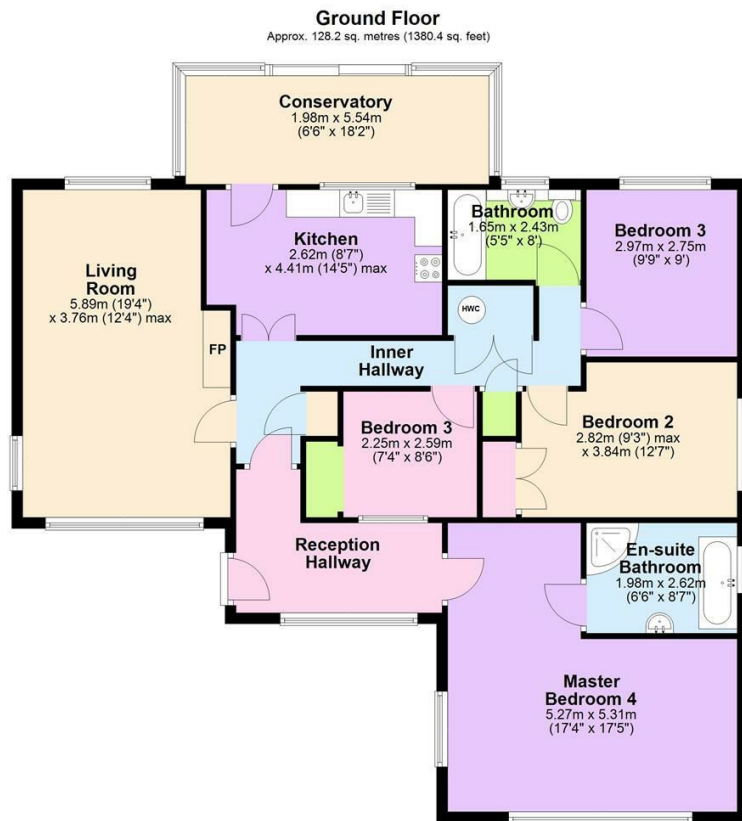


DIRECTIONS

(What3Words: justifies.gangway.pulse)

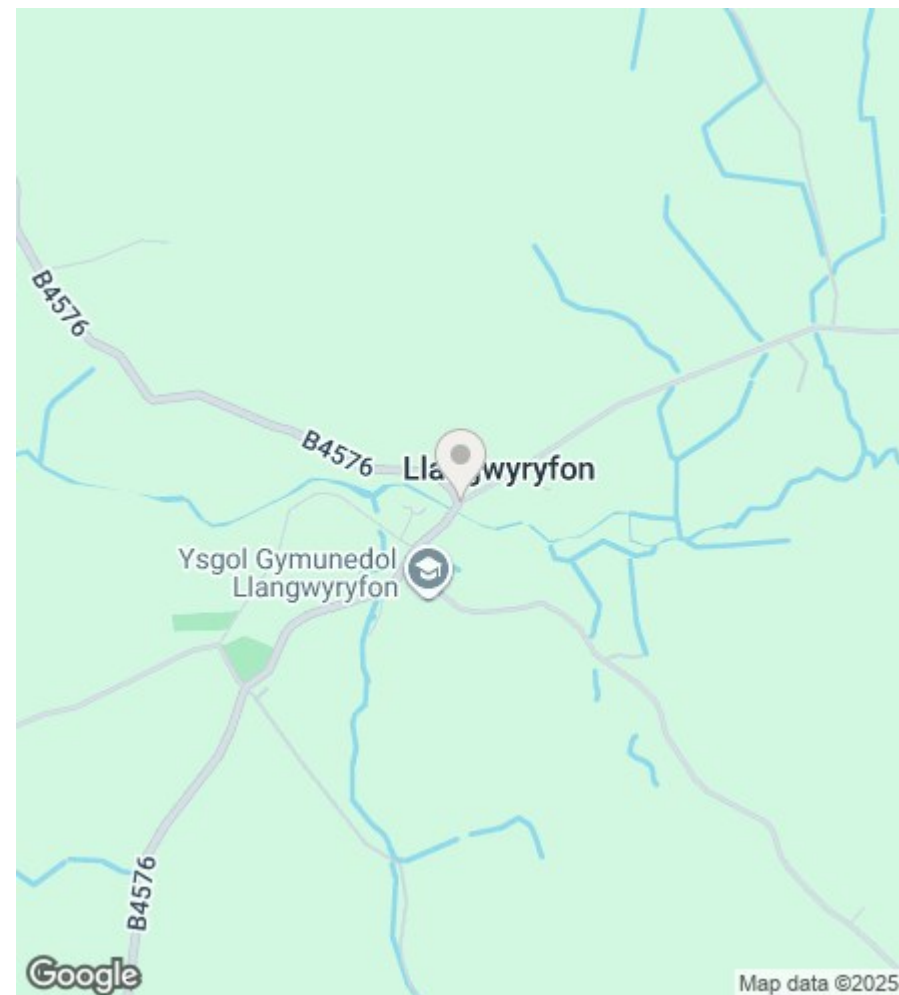
Take the A487 South to Llanfarian. Turn left on to the A487 Tregaron Road and proceed for 2 miles to Abermad. Turn right on the B4576 Road and proceed towards Llangwryfon. As you approach the village turn right after a level stretch of road (near the Ffynnonwen sign) and Swn Y Gwynt will be on your left-hand side after ¼ mile.





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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Swn Y Gwynt, Llangwryfon, ABERYSTWYTH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		70
(55-68) D		
(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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