



FOR SALE BY PRIVATE TREATY

Delightful rural surroundings, an improved and extended 2 bedroom semi-detached cottage with spacious rooms, front & rear garden and a detached garage.

**2 PENROW
BONTGOCH SY24 5DP**



Set amongst the rolling hills about 7 miles inland from Aberystwyth, 3 miles equidistant from Penrhyncoch & Bow Street villages which have most amenities.

Vendor Likes:

Rural quiet surroundings
Dining/sitting room with rear garden aspect
Spacious garage

Agent Likes:

Spacious rooms
Large lounge
Two double bedrooms

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

2 Penrow, Bontgoch, SY24 5DP

HALL

Red quarry tiled floor. Window. Central heating radiator.

DINING/SITTING ROOM



13' 2" x 10' (4.01m x 3.05m)

French doors overlooking rear garden and opening onto sun patio. Pine boarded floor & ceiling. Velux ceiling window. Wall mounted LPG combi boiler. Double central radiator.

KITCHEN



7' 3" x 10' 3" (2.21m x 3.12m)

Front & rear windows. Pine boarded ceiling. Fitted base and wall units. Inset single drainer stainless steel sink unit. 4 ring electric ceramic hob with extractor over and oven under. Space with plumbing for washing machine and dishwasher. Area for upright fridge/freezer.

BATHROOM



5' 8" x 10' (1.73m x 3.05m)

White 4 piece suite comprising bath: Pedestal wash hand basin: Low flush WC: Shower cubicle with electric shower. Slate tiled floor. Tiled wall areas. Pine boarded ceiling. Heated towel rail.

LOUNGE



13' 4" x 20' 6" (4.06m x 6.25m)

Very large room. Pine boarded floor. Wood burner on slate hearth. Double central heating radiator. Fitted cupboard. Door to front garden. Pine staircase to first floor.

FIRST FLOOR

BEDROOM 1.



12' 6" x 10' (3.81m x 3.05m)

Two front windows. Pine boarded floor. Double central heating radiator. Fitted wardrobe

BEDROOM 2



10' 6" x 10' 3" (3.2m x 3.12m)

Double central heating radiator.

Window to rear.

OUTSIDE

Hedge enclosed small front lawn with floral and shrub beds, steps and path to front door extending to side. Side drive to:-

DETACHED GARAGE.



11' 3" x 20' 8" (3.43m x 6.3m)

Double doors, two side windows. Rear pedestrian door. Concrete floor, electric light & power



Steps up to lawn enclosed by hedge boundary to field

SERVICES

Mains electric, water & drainage. LPG central heating.

COUNCIL TAX

Band 'C'

EER:

Band F/27

VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
24-hour answer phone

PRICE:

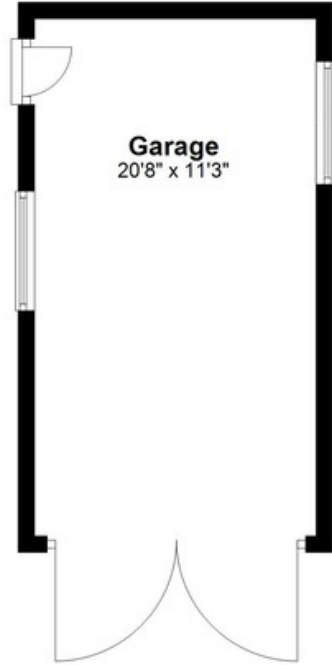
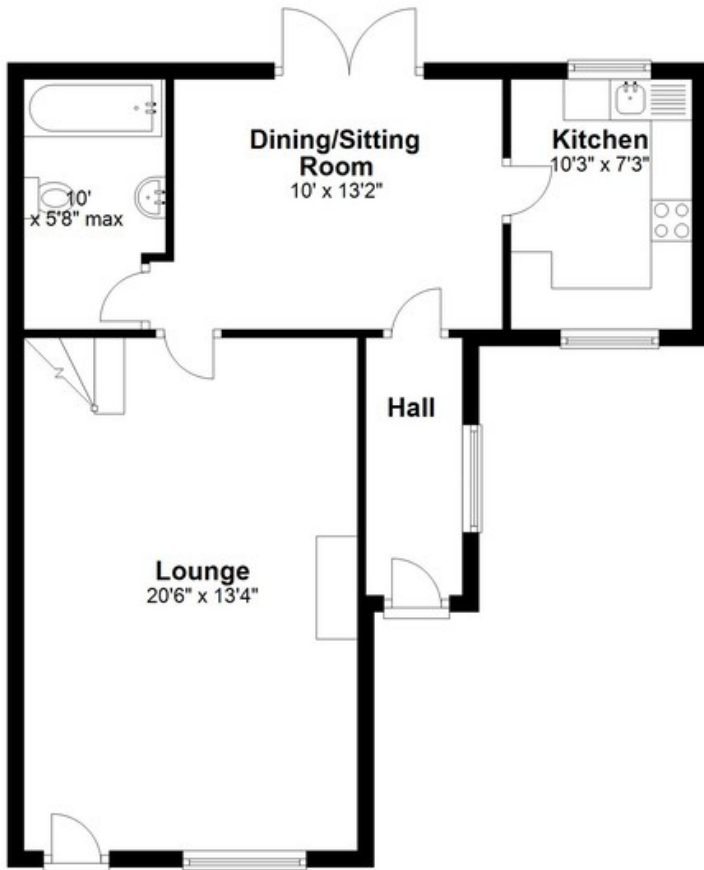
£230,000

Directions

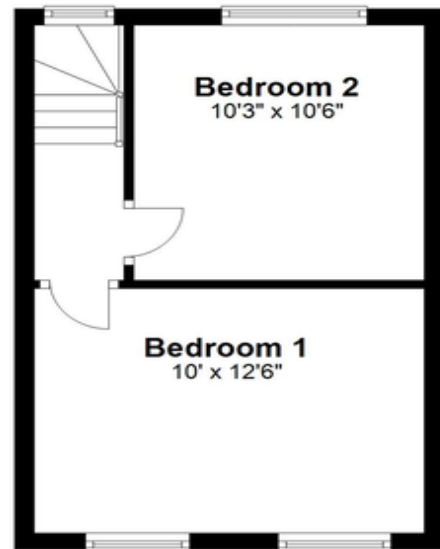
From Aberystwyth head for Penrhyncoch village keep on the road passing the petrol station on the right continue up a wooded lane for about 1 mile. At the crossroads bear right and follow the road over the open hill side for about 2 miles dropping down into Bontgoch village. The property is about the third on the right hand side next to a Bungalow.



Ground Floor



First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.