



FOR SALE BY PRIVATE TREATY

Family 4 bedroom semi-detached house with enclosed rear patio garden and fore parking area.

**31 MAESAFFALLEN
BOW STREET SY24 5BL**



Bow Street is a popular convenient village 3 ½ miles north of Aberystwyth benefiting from Spar Shop, Primary School, Pub and is served by both Rail and Bus transport. Located to an end cul-de-sac location on a small estate.

Vendor Likes:

Convenient to village amenities
Child/pet friendly rear garden

Agent Likes:

Numerous rooms
Sizeable family house.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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

(01970) 617179

Website: www.raw-rees.co.uk

31 Maesaffallen, Bow Street, SY24 5BL

GROUND FLOOR

RECEPTION HALL



Accessed via uPVC double-glazed front door. Staircase to first floor. Double panel radiator. Laminate floor.

LOUNGE/DINING ROOM



**20' 1" x 14' 9" (6.12m x 4.5m) max
'L'shaped**

Two double panel radiator. Front window. Patio door to rear. Feature fireplace. Understairs storage cupboard. Door to:-

KITCHEN



10' x 11' 3" (3.05m x 3.43m)

Range of modern base and wall units. Larder cupboard. Single drainer stainless steel sink unit with rinse bowl. 4 ring gas hob. Plumbing and space for washing machine.

SITTING ROOM



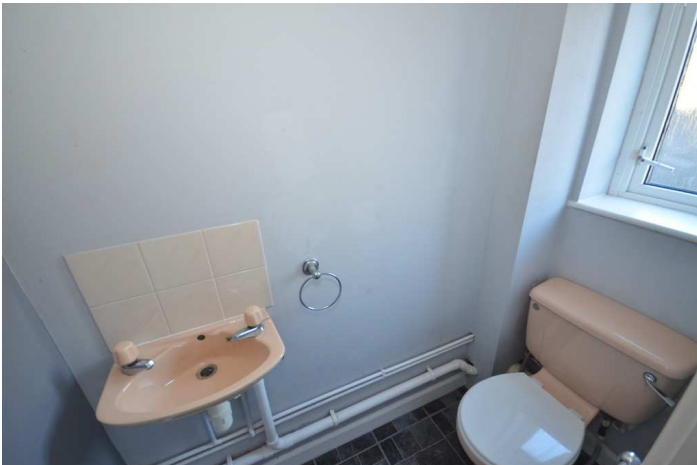
18' 3" x 9' 9" (5.56m x 2.97m)

Window to front.

REAR ENTRANCE HALL

Door to rear.

TOILET



Low flush WC: Wash hand basin.

UTILITY AREA.

Wall mounted Glow Warm gas fired boiler which heats hot water & central heating. Plumbing for automatic washing machine

FIRST FLOOR

LANDING Panel radiator.

BEDROOM 1 (front)



14' 9" x 9' 2" (4.5m x 2.79m)

Window to front. Double panel radiator.
Built in wardrobes.

BEDROOM 2 (rear)



10' 10" x 9' 1" (3.3m x 2.77m)

Window to rear. Panel radiator.

BEDROOM 3 (front)



9' 10" x 9' 10" (3m x 3m)

Window to front. Panel radiator.

BEDROOM 4 (rear)



10' 10" x 7' 7" (3.3m x 2.31m)

Window to rear. Panel radiator.

BATHROOM



Panel bath with shower adapter over.

Pedestal wash hand basin. Low flush

WC: Panel radiator. Tiled walls.

OUTSIDE



To front tarmacadam driveway. Open plan lawn garden with pedestrian access to side and rear garden which is a large enclosed patio area.

SERVICES.

Mains electric, gas, water & drainage.

Gas central heating

COUNCIL TAX

Band 'D'

VIEWINGS

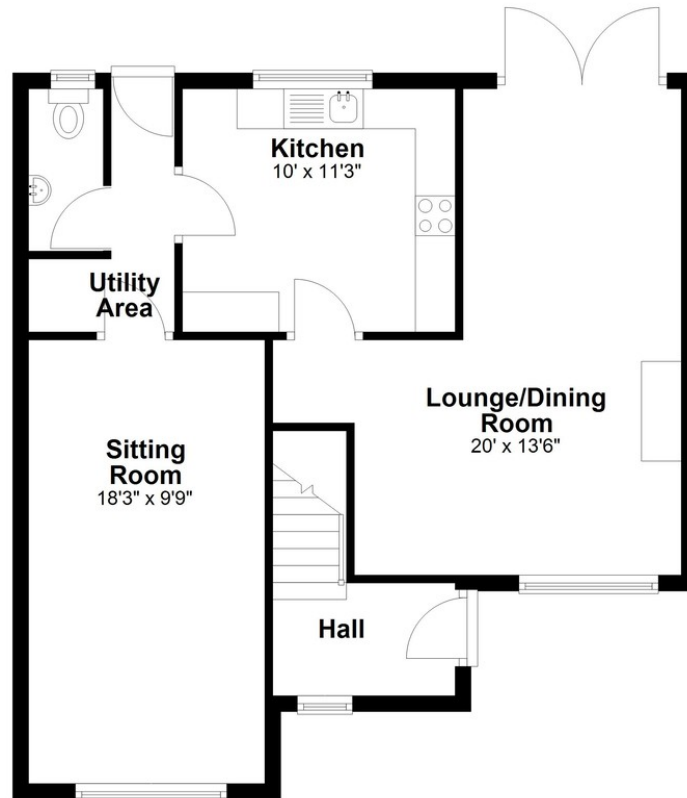
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24 hour answer phone

PRICE:

£295,000



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.