



**Bryneos , Llangoedmor, SA43 2LB**

**£399,950**

A Period Four Bedroom Detached House set over three floors with accommodation comprising: Porch Hall, Living Room, Sun Room, Snug, Kitchen/Diner, Utility, WC and a Boot Room. To the first floor there are Three Bedrooms and a Family Bathroom. The second floor has a Further Bedroom and Shower Room. Externally, the property is set in around 3/4 of an acre with a Detached Garage, Workshop and Store, which, with consent maybe able to be converted into additional accommodation or an annexe.

Double glazed door to:-

### Porch

Double glazed window, tiled floor, feature door with stained glass window to:-

### Hall

Stairs rising off, under stairs cupboard, radiator, doors to:-

### Living Room



Wood block flooring, double panel radiator, double glazed window, coal effect gas fire.

### Sun Room



Double glazed window, wooden flooring.

### Snug



Double glazed window, radiator, wood block flooring, picture rail, coved ceiling.

### Kitchen/Diner



Having a range of wall and base units with worktop surfaces, inset stainless steel sink unit, 4 ring gas hob with

extractor fan over, twin oven, tiled splashbacks and flooring, dual aspect windows, radiators, parquet flooring to Dining Area.

### Utility Room



Base cabinets with worktop surfaces and stainless steel sink unit, void and plumbing for washing machine and dishwasher, oil fired boiler, tiled floor, double glazed window.

### WC



Low flush WC, pedestal hand wash basin, radiator, tiled floor, double glazed window.

### Boot Room



Double glazed window to the side, tiled floor, door to the rear, radiator.

### FIRST FLOOR

Turned staircase with feature stain glass window.

### Landing



Double glazed window to the side, stairs to second floor, doors to:-

### Bedroom One



Dual aspect double glazed window, radiator.

### Bedroom Two



Double glazed window tot he rear, radiator.

### Bedroom Three



Double glazed window to the rear, radiator.

### Bathroom



Panel bath with shower and screen over, low flush WC, pedestal hand wash basin, towel warmer, radiator, double glazed window.

### SECOND FLOOR

### Landing

Storage cupboard, doors to:-

### Bedroom Four



Vaulted ceiling, exposed "A" frame, Upvc double glazed window to the front, Velux roof window, eaves storage, radiator.

## Bathroom



Low flush WC, pedestal hand wash basin, enclosed shower, Velux window, radiator, eaves storage.

## EXTERNALLY



The property is approached via a tarmac driveway which continues to the parking and turning area at the top of the driveway. The gardens have been designed and arranged into a useful layout providing a mature garden area, raised vegetable beds, fruit cage, ornamental pond, lawned gardens with mature shrubs, trees and bushes.

## Detached Garage

Up and over door, personnel door to the side.

## Workshop



Velux roof window, door to the side.

## Store



Base cabinet with stainless steel sink unit, velux roof window.

## Services, etc.

Services - Mains water, electricity and septic tank drainage.

Oil central heating.

Local Authority - Ceredigion County Council

Property Classification - Band E

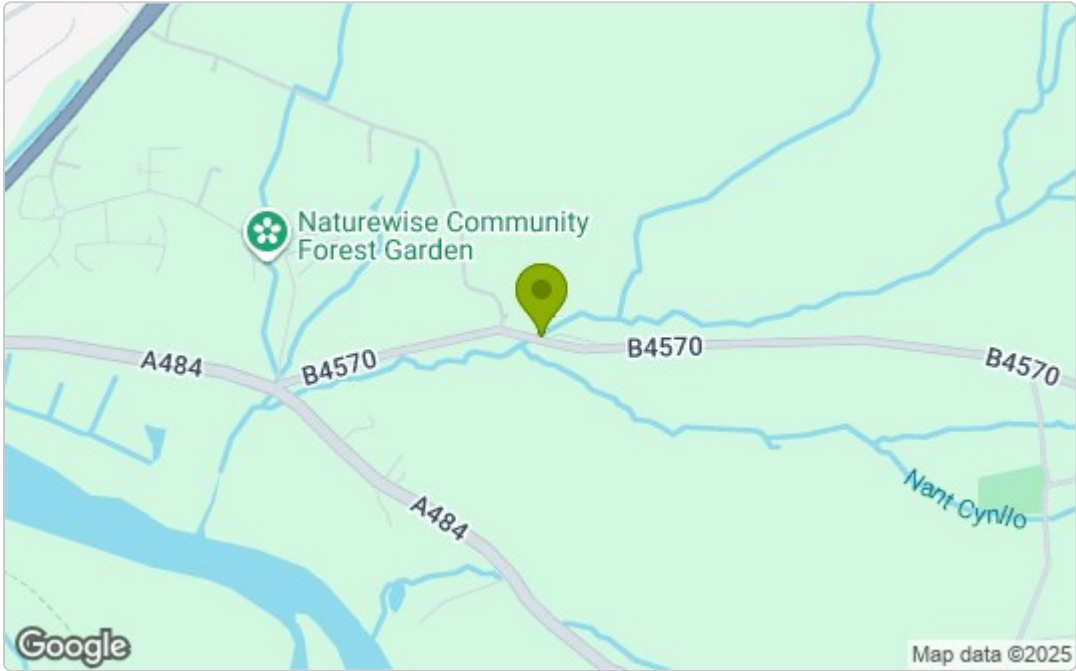
Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///chestnuts.towels.events

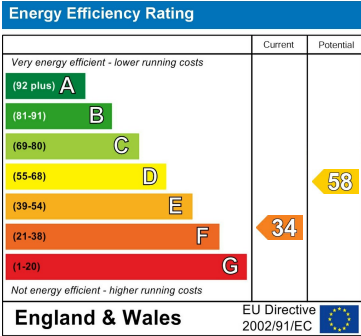
Floor Plan



Area Map



Energy Efficiency Graph



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