

118 Bryncastell,
Bow Street SY24 5DF
Guide price £299,000

ALED ELLIS

For Sale by Private Treaty

A well-presented semidetached 3 bedroomed “upside down” house, superbly positioned on a popular residential housing estate with garage, wonderful rear garden and views.

118 Bryncastell is a lovely family home and has been under the same ownership for many years. The property has had many updates undertaken to include a more recently fitted boiler, uPVC double glazed windows and other cosmetic works.

Bryncastell benefits from gas fired central heating and is double glazed. Bow Street has a good range of local amenities to include primary school, general stores and public house. There is a railway station at the village for ease of access to Aberystwyth which is but 4 miles or so travelling distance to the South. Aberystwyth is an important University and Market town with a good range of both local and national retailers.

TENURE
Freehold

SERVICES
All mains' services are connected.

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

COUNCIL TAX
Band D

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.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer’s circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

118 Bryncastell 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

GROUND FLOOR

LANDING
Stairs to lower ground floor, cloak cupboard, access to loft space and doors to

KITCHEN
12'3 x 7'6 (3.73m x 2.29m)



Galley kitchen, windows to fore, door to side with obscured glazed top half, appliance spaces, cooker with extractor fan hood, worktop over, tiled splashbacks, vinyl flooring.

LIVING/DINING ROOM
21'8 x 11'6 min 13' max (6.60m x 3.51m min 3.96m max)
A spacious yet homely living / dining area with large window to rear overlooking the wonderful country views.





OFFICE



The perfect “work from home” space. Base and eye level units with worktop over, radiator and window to rear.

HALLWAY

With under-stairs storage cupboard and airing cupboard, radiator, doors to

BATHROOM



Large family bathroom with tiled flooring and walls, WC, wash hand basin, bath with mixer taps over and shower above. Obscured window to side.

BEDROOM 1 (MAIN BEDROOM)

21'8 x 11'6 min 13' max (6.60m x 3.51m min 3.96m max)



South-facing windows overlooking the peaceful rear garden and stunning countryside. The room also features two fitted wardrobes, a storage cupboard and a radiator.

BEDROOM 2/SNUG

10'5 x 9'2 (3.18m x 2.79m)



With uPVC sliding door to external rear patio, radiator. Also, great space for home office.

BEDROOM 3

12'8 x 10'8 (3.86m x 3.25m)



Window to rear, tiled flooring, mirrored sliding wardrobes and radiator.

EXTERNALLY







There is a vehicular hard standing to the fore with additional gravelled parking area. Pedestrian access at the side leads down steps to the rear garden.

GARDEN

There is a wonderful and spacious rear garden partially lawned partly patio with space for multiple sheds as highlighted in the photograph.





GARAGE

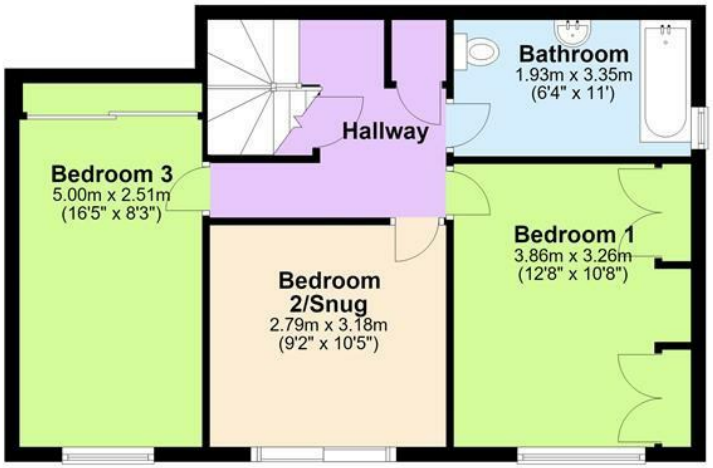
With up and over door. Suitable for storage.

DIRECTIONS

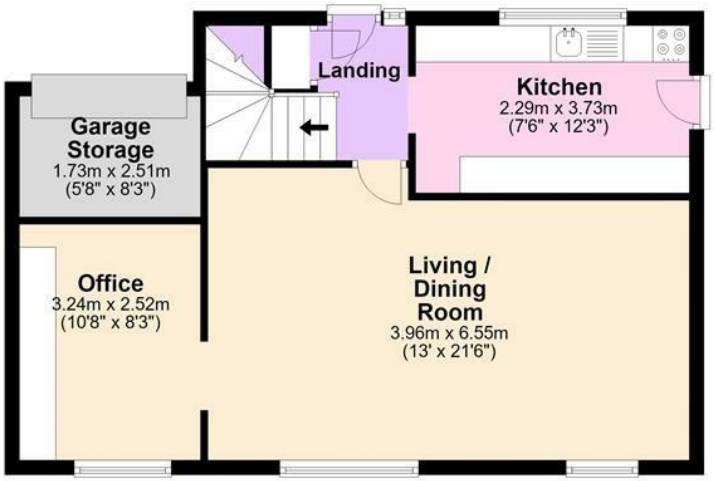
What3Words///headless.honest.enclosing

Take the A487 trunk road north up Penglais Hill for 4 miles to Bow Street. Take the first major turning left after the Welsh Black Public house and proceed over the railway bridge before turning right onto Bryncastell. Keep to your left to 118.

Lower Ground Floor



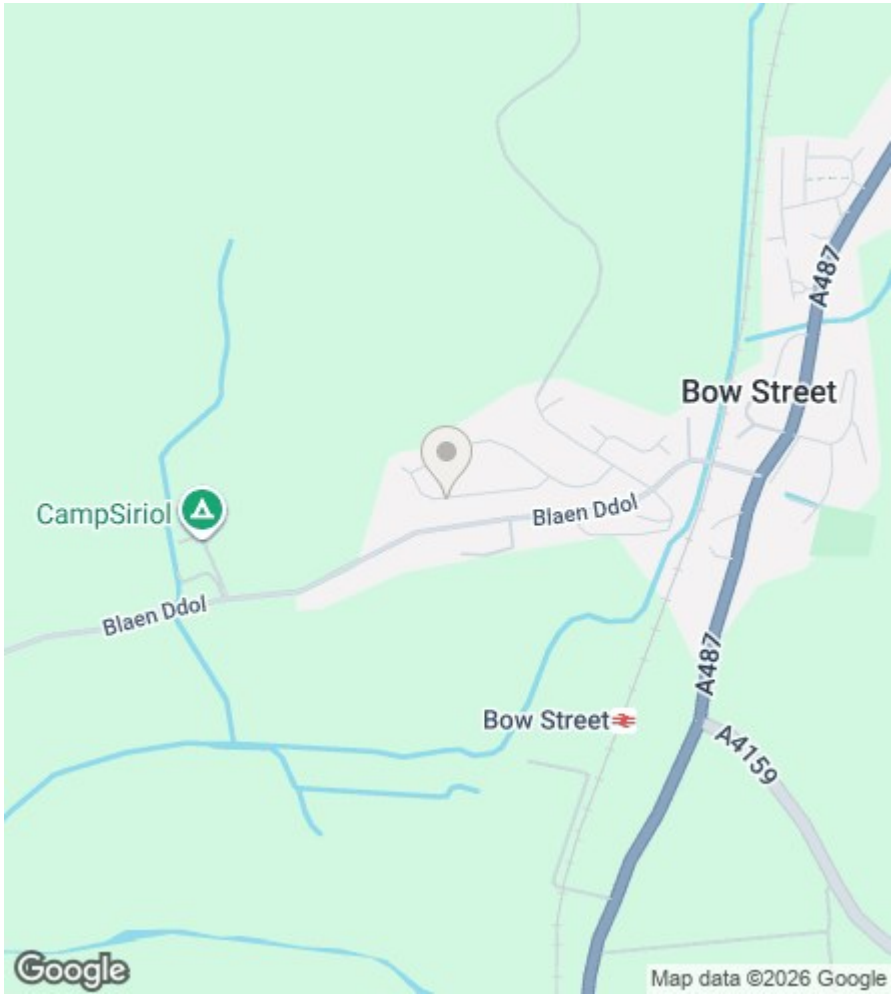
Ground Floor

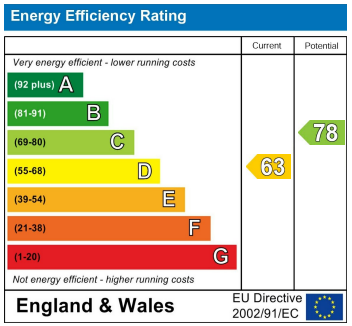


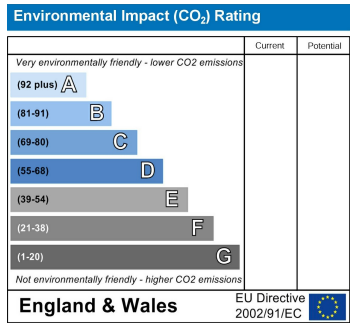
Total area: approx. 103.8 sq. metres (1117.7 sq. feet)

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.

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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com