



**12 Maes Y Garn, Bow Street**  
**Aberystwyth Ceredigion SY24 5DS**  
**Guide price £325,000**



## For Sale By Private Treaty

Situated in the heart of the village on a popular estate, a detached 4 bedroomed bungalow with side and rear garden known as

12 MAES Y GARN  
BOW STREET  
ABERYSTWYTH  
CEREDIGION  
SY24 5DS

We have been favoured with instructions to offer for sale this commodious bungalow which is located within walking distance of all local amenities which include General stores, public houses and Primary school. There is a train station on the edge of the village and a bus stop nearby for ease of access to Aberystwyth which is but 4 miles to the south.

Aberystwyth is the largest town on the county. The town is a popular tourist attraction which has a good range of facilities to cater for the large local and student population. Major employers include the University of Wales, Bronglais hospital and the National Library of Wales as well as the larger retailers on the edge of town retail stores.

12 Maes Y Garn is well presented and has been well looked after but in need of some modernisation. The bungalow is double glazed and has the benefit of oil fired central heating.

## TENURE

Freehold

## SERVICES

Mains electricity, water and drainage. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX

Band TBC

## 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.

## VIEWING

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

12 Maes Y Garn provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

## FRONT ENTRANCE DOOR TO

## RECEPTION PORCH

with door to

## OPEN PLAN LIVING/ DINING ROOM

(on 2 levels)

## DINING ROOM

12'3 x 14'4 (3.73m x 4.37m)



With window to fore and 2 radiators.



## LIVING ROOM

13'1 x 21'5 (3.99m x 6.53m )



with LPG gas fire (not in working order), 2 radiators and patio doors to side. Windows to fore and rear.



## FROM THE DINING AREA DOOR TO

## KITCHEN

8'9 x 14'9 max (2.67m x 4.50m max )



(room being L shaped in nature)  
Comprising 1½ bowl sink unit with mixer tap, base units with integrated electric cooker and gas hob. Worktops over, tiled splash backs and cooker point. Eye level units with extractor fan, breakfast bar and radiator. Door to

## UTILITY ROOM

5'3 x 7'9 (1.60m x 2.36m )



with plumbing for automatic washing machine, shelving, airing cupboard and radiator. Door to rear.

## INNER HALLWAY

with doors to

## BEDROOM 1/ STUDY

11'3 x 11'3 (3.43m x 3.43m )



with shelving, radiator and window to fore. Door to porch.

## BEDROOM 2

11'4 x 10'7 (3.45m x 3.23m )



with radiator and window to fore.

## MASTER BEDROOM 3

9'6 x 15'3 (2.90m x 4.65m )



with access to roof space and radiator. Window to fore. Door to

## ENSUITE SHOWER ROOM

7'4 x 5'4 (2.24m x 1.63m )

comprising shower cubicle, wash hand basin and wc. Tiled floor, extractor fan and part tiled walls. Obscured window to rear.

## BEDROOM 4

7'8 x 10'7 (2.34m x 3.23m )



with radiator and window to rear.

## BATHROOM

7'7 x 8'3 (2.31m x 2.51m )



comprising corner bath, wc, shower cubicle with Triton shower, wash hand basin, part tiled walls,

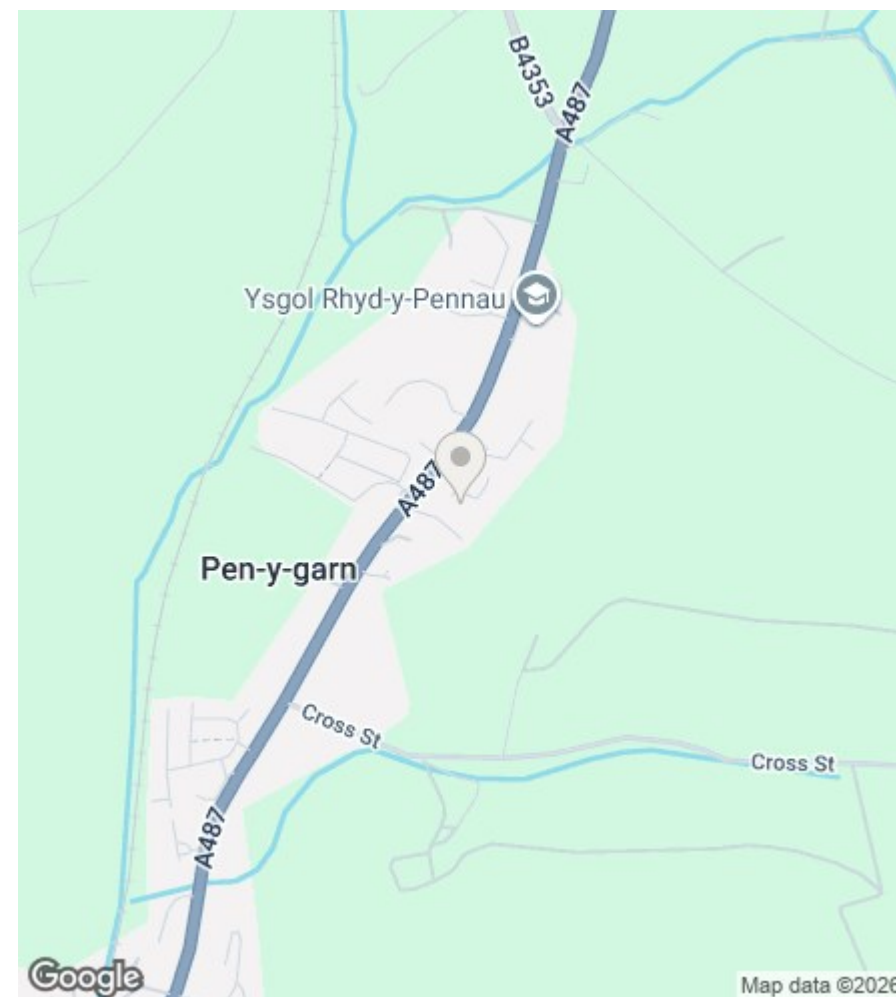
heated towel rail, radiator, shaver point and light. Obscured window to rear.

## EXTERNALLY

Tarmacadamed vehicular hardstanding to the fore. Front and side gardens mainly laid to lawn with a number of trees and shrubs. Narrow rear garden with pedestrian path. Oil tank. Garden shed for garden tools. Boiler room housing the oil fired central heating.

## DIRECTIONS

What3words – ringside.fall.hoofs  
From Aberystwyth take the A487 coastal trunk road North for approximate 4 miles to Bow St. Towards the northern edge of the village turn right opposite the Chapel (Capel Y Garn) onto Maesygarn. Turn right and the bungalow will be directly in front of you.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 | 76        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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