

MSPROPERTIES

ESTATE AGENCY

Sibrwd Y Nant, Llangwryfon, SY23 4HA

GUIDE PRICE £335,000

FOR SALE / AR WERTH



Property Features:

- 4 Bedrooms
- Summer House
- Detached extended Bungalow
- Conservatory
- 3 Reception Rooms
- Double Garage
- Half acre Mature Garden
- Viewing Recommended

Description

SUMMARY

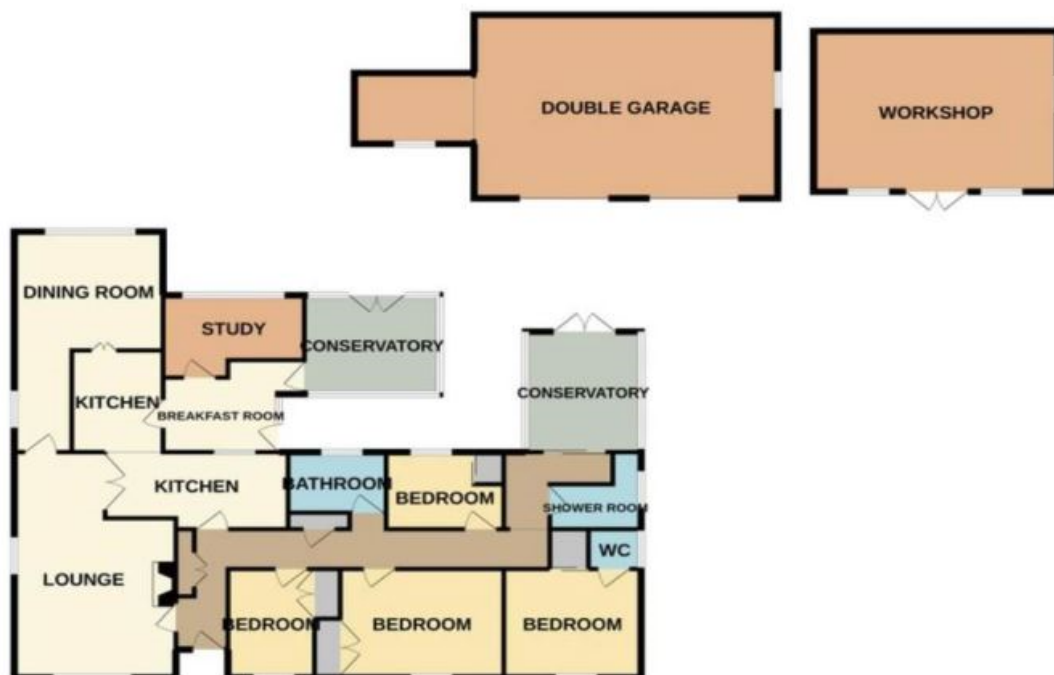
A stunning 4 bedroom extended detached bungalow on an established plot of land in central village location some 8 miles distance of Aberystwyth and Cardigan coast.

DESCRIPTION

The property enjoys an elevated position overlooking the village and the surrounding countryside with a warm south facing elevation. The village of Llangwryfon has a primary school and place of worship and lies some 8 miles distance of the University town and seaside resort of Aberystwyth which offers excellent social educational and shopping facilities with public transport to all parts. The original bungalow has been extended to provide a commodious residence ideal for couples and families of all age groups. The bungalow is of traditional cavity wall construction with an outer elevation of brown facing brickwork. The main walls support a pitched roof laid with concrete interlocking tiles. Windows and door are of Upvc double glazed type. This is a well maintained and presented home.

Floor Plan

GROUND FLOOR
2298 sq.ft. (213.5 sq.m.) approx.



Recess Porch:

With Upvc front entrance door leading to:

Reception Hall:

With panel radiator. Telephone point. Double louver doors to cloak cupboard and door to:

Lounge: 5.92m (19'6") x 3.94m (13'0")
With low level picture window to front with south facing aspect. Panel radiator. Seven twin power points. Television point, telephone point. Coal effect LPG fire with stone surround and slate hearth which extends to TV stand.

Kitchen: 3.87m (12'9") x 2.08m (6'10")
With range of fitted units comprise of four base cupboards three drawer cupboards worktop above incorporating single drainer sink, four ring ceramic hob. Five wall cupboards. Larder cupboard housing mid mounted electric oven. cooker control with power point. Three twin power points. Archway leading to:

Internal Kitchen Area: 2.52m (8'4") x 2.30m (7'7")
With range of matching units comprise of eight base cupboards, three drawer cupboards, five wall cupboards and door to:

Breakfast Room: 2.80m (9'3") x 2.65m (8'9")
Manily built of Upcv double glazed units under a poly carbon roof. Tile floor. Three twin power points. Panel radiator.

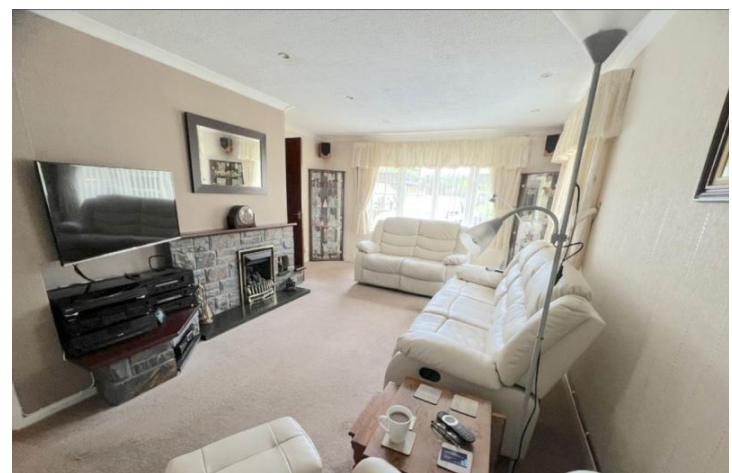
Study: 3.32m (10'11") x 1.71m (5'8")
with window to rear. Two twin power points double panel radiator. Feature vaulted poly carbon roof. Sliding door leading to:

Dining Room: 3.68m (12'1") x 3.04m (10'0")
With window to rear and door returning to Lounge. Power points, panel radiator.

Conservatory: 3.18m (10'6") x 2.72m (9'0")
Built of brick plinth with Upvc double glazed upper parts under a poly carbon roof. Panel radiator, Two twin power points. Double doors to outside.

Internal Hall:
With two twin power points Access hatch to insulated loft space and doors to:

Front Bedroom: 2.90m (9'7") x 2.11m (7'0")



With window to front. Four twin power points. Panel radiator Built in double wardrobe.

Storage Cupboard:

Housing electric consumer unit.

Other Front Bedroom: 3.99m (13'2") x 2.93m (9'8")

With window to front. Three twin power point TV point single power point. Built in double wardrobe. range of fitted bedroom furniture to include four wardrobes, four hat box, six chest of drawers.

Bathroom:

With vanity wash hand basin, Jacuzzi bath, low flush WC. Shower cubicle with Triton electric shower unit above, Extractor fan.

Rear Bedroom: 2.50m (8'3") x 2.24m (7'5")

With window to rear. Three twin power points. Double panel radiator. Fitted double wardrobe.

Main Bedroom: 3.33m (11'0") x 2.80m (9'3")

With window to front. Two twin power points. TV point. Range of fitted bedroom furniture with concealed ensuite toilet with Low flush WC, wash hand basin, Shaver point.

Rear Entrance Hall:

With panel radiator, Twin power point single power point. and doors to:

Shower Room:

With shower cubicle with electric shower unit above Vanity wash hand basin. Low flush WC. Electric towel radiator Ceiling light fully tiled walls.

Main Conservatory: 3.40m (11'2") x 3.00m (9'11")

Built of lower brick and block walls. Upvc double glazed upper parts. Double panel radiator. Two twin power points. Door to outside rear.

Outside:

The property stands within its own plot of land extending to some half an acre of mainly lawned gardens with established flowering shrubs and trees with water feature. The property is approached over a tarmac driveway leading to front side and rear.

Double Garage:



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		48	81			41	67
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			