

# MSPROPERTIES

## ESTATE AGENCY

Brynhafod, SY24 5BS

**GUIDE PRICE £275,000**

**FOR SALE / AR WERTH**



### Property Features:

- Popular Location
- Garage
- Lounge with picture window
- Off street parking
- 3 Bedrooms
- Freehold
- Detached Bungalow
- South Facing

## Description

### SUMMARY

In the sought-after village of Llandre, just 5 miles from the University town and seaside resort of Aberystwyth and 2 miles from the golden sandy beaches of Borth and Ynyslas. A 3-bedroom detached bungalow in a convenient location. Off-street parking and garage. Garden front and rear with a warm south-facing elevation accentuating lovely views across the picture postcard setting.

### DESCRIPTION

The property is situated in the centre of the village on the right-hand side of the road when travelling between Rhydyppennau and Borth. It is opposite the tennis courts facing South and in an elevated sunny position. Llandre is an attractive and popular commuter village. The University town and seaside resort of Aberystwyth lies some 5 miles distance and offers excellent social, educational and shopping facilities. The villages of Bow Street and Borth offer good local amenities with a primary school available at Rhydyppennau. The property was constructed c.1965 of precast concrete walls with reformite brick front elevation. The main walls support a pitched roof laid with natural tiles. Windows are of uPVC double-glazed casement. The accommodation is arranged over ground-floor only and is well presented and spacious.

## Floor Plan



This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions.  
Plan produced using PlanUp.

### **Ground Floor:**

Front entrance door leading to storm porch with inner door leading to:

### **Central Reception Hallway:**

Central hall with night storage heater, twin power point and cloak cupboard. Access hatch to loft space. Doors to:

### **Lounge:** 4.84m ( 15'11" ) x 3.22m ( 10'7" )

With picture window to front with a warm south-facing aspect and attractive views over the Valley/village. Open fireplace, three twin power points, night storage heater and smoke detector.



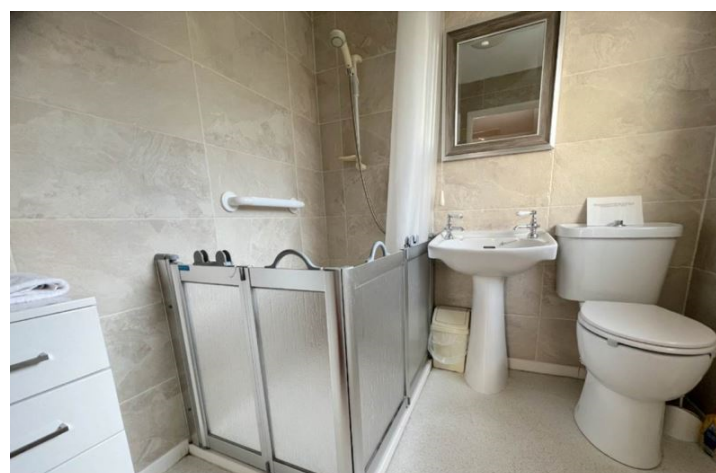
### **Kitchen:** 3.25m ( 10'8" ) x 2.30m ( 7'7" )

With a range of oak-fronted fitted base and wall units including a concealed pull-out breakfast bar. Ample work top to both sides of the kitchen. Single drainer stainless steel sink. Integrated oven with hob. Two twin power points, single power point. Night storage heater. Airing cupboard housing hot water cylinder with electric immersion heater. Window and door leading to drive-way to the side of the property. Stone tile flooring.



### **Shower Room:** 2.20m ( 7'3" ) x 2.00m ( 6'7" )

With window to front. Shower tray with half screen around and housing electric shower unit. Low flush WC, wash hand basin. Extractor fan. Tiled walls and night storage heater.



### **Cloak Cupboard:**

### **Double Bedroom:** 4.17m ( 13'9" ) x 2.50m ( 8'3" )

Windows to rear and side. Night storage heater. Two twin power points.

### **Single Bedroom:** 2.62m ( 8'8" ) x 2.47m ( 8'2" )

Currently used as a dining room. Window to rear, overlooking the courtyard and elevated garden. Two twin power points.



### **Double Bedroom:** 3.57m ( 11'9" ) x 3.25m ( 10'8" )

Window to rear looking out on to the courtyard and large elevated garden. Night storage heater and two twin power points.

### **Outside:**

Gated vehicular entrance driveway, leading to rear. Garden with recently fitted up-and-over

door. Courtyard area to rear with new wooden shed. Steps ascending to large elevated lawn garden with mature shrubs and views over the valley. Sunny, south-facing front garden, with lawn and mature shrubs. Private sun-trap front patio leading to front door.

**Services:**

We are advised that mains electric, water, and drainage are connected. Electric heating by way of night storage heaters and solid fuel fire. Telephone subject to contract.

**General:**

This is an excellent opportunity to purchase a comfortable bungalow in a desirable and convenient village location close to the beach and the town.

**Viewings:**

All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

**Important Information:**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by



**EPC Certificate**

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