

# MSPROPERTIES

## ESTATE AGENCY

Tresco, Llust, SY23 3AU

**GUIDE PRICE £365,000**

**FOR SALE / AR WERTH**



### Property Features:

- Third of an acre plot
- Sunny aspect
- Rural enclave
- Detached Bungalow
- Detached Garage
- 3 Bedrooms
- Convenient Location

## Description

### SUMMARY

Enjoying a convenient edge of town location, a detached 3 bedroom bungalow with detached garage set in spacious grounds. It is an enticing little gem within a rural background.

### DESCRIPTION

A freehold three bedroom detached bungalow set in 1/3 of an acre of garden with spectacular uninterrupted views of the countryside just 1.5 miles from centre of Aberystwyth, in a wonderfully little rural enclave known as Lluest, its name taken from the original farm estate. Lluest is a sort after residential area, being a small hamlet of properties which are situated just off the Llanbadarn to Waunfawr road. There is a regular bus service near by to Aberystwyth town centre and local amenities are available at Waunfawr to include general stores and school. The University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. The property was built in the late 1970's of modern insulated timber frame with an outer skin of concrete block with smooth rendered external elevations. Windows are of replacement Upvc double glazed type. This is an enticing little gem with potential for further development.

## Floor Plan

GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions.

**Front Entrance Door:**

Leading to Reception Hallway with night storage heater and doors to:

**Lounge:** 4.52m ( 14'10" ) x 4.00m ( 13'2" )

With window to front and side with pleasant aspect of south facing garden. Open fire placesone surround and hearth. Two twin power points. Night storage heater.

**Kitchen/Dining Room:** 5.00m ( 16'5" ) x 3.50m ( 11'6" )

With fitted base and eye level units.Double drainer stainless steel sink. Two twin power points Cooker control with power points Night storage heater. Window to side and rear with pleasant aspect. Doors to:

**Utility:**

Single drainer sink. Plumbing for automatic washing machine.

**Lean-to Rear Entrance Hall/Conservatory:**

2.40m ( 7'11" ) x 3.00m ( 9'11" )

With glazed walls and door to outside rear.

**Internal Hall:**

With doors to:

**Front Bedroom:** 2.60m ( 8'7" ) x 2.40m ( 7'11" )

With window to front. Built in double wardrobe. Power point.

**Main Bedroom:** 3.20m ( 10'6" ) x 3.19m ( 10'6" )

With window to front. Built in double wardrobe. Power points.

**Rear Bedroom:** 2.58m ( 8'6" ) x 2.50m ( 8'3" )

With window to rear. Built in wardrobe. Power points.

**Bathroom:**

With suite comprise of panelled bath, Low flush WC, pedestal wash hand basin. Shower cubicle. Wall mounted fan heater.

**Airing Cupboard:**

Housing copper hot water cylinder with electric immersion heater.

**Outside:**



To front. Detached Garage built of traditional concrete block walls. Up and over garage door.

**Garden:**

The property stands with in grounds extending to some one third of an acre mainly laid to lawn and enjoys a warm sunny aspect. There is a large patio area ideal to take in the local scenery.

**Services:**

We are advised that mains electric and water are connected. Drainage to be confirmed. Partial electric heating by way of electric night storage heaters.

**General:**

The bungalow occupies a select residential area which lies close to the Waunfawr and Llanbadarn Fawr. It offers a rural aspect yet is within easy travelling distance to town. Ideal for couples of all age groups seeking a easy to maintain bungalow on a pleasant plot with good size garden to explore.

**Viewings:**

All Viewings are 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. 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



**EPC Certificate**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(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>		42		(21-38) <b>F</b>	38	38	
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			