



## Capel Bangor

£330,000



### Ceredigion

Detached bungalow benefitting from four bedrooms, bathroom and ensuite shower room, oil central heating, conservatory and built in storage. Also an added benefit of the property being in a private area and located on spacious grounds. Offering not only great use of space for all the family on the inside and outside but also with a static caravan thrown in too! Renovated and extended, 5 miles to Aberystwyth Dol Heulog has it all.

- 4 BEDROOM DETACHED BUNGALOW
- LOCATED IN A PRIVATE AREA
- SPACIOUS FLAT GARDEN
- THREE RECEPTION ROOMS
- OIL CENTRAL HEATING
- 10 MINUTES FROM ABERYSTWYTH
- ON BUS ROUTE

Cambrian Chambers  
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Call 01970 636000 to arrange a viewing



## DOL HEULOG

From Aberystwyth head east on the A44 for approximately 5 miles. Within Capel Bangor, after passing the village sign on the left, take a right turn signposted to the Rheidol Riding Centre. Having crossed over the small Melindwr bridge the property is located as the first property on the right hand side with a long tarmacadam driveway.

## PROPERTY COMPRISES

Property is entered into entrance hallway. All windows double glazed. Heated via oil central heating. Septic tank. Boarded loft. Council tax band E.

## RECEPTION HALL

Entered via front entrance door, radiator, access to boarded loft and insulated loft area, doors leading to storage cupboards with further doors leading to the bedrooms, lounge and bathroom.

## LOUNGE

20' 0" x 10' 11" (6.10m x 3.35m) A fantastic "L" shaped lounge, a mass of space for all the family to congregate. Double doors out with extensive views over the front. Gas fire set within the wall, fully carpeted with double doors leading to kitchen/diner.

## KITCHEN/DINER

16' 7" x 11' 3" (5.08m x 3.43m) Light and spacious. Kitchen comprises fitted unit to include electrolux dishwasher and freezer, hot point gas hob, oven and grill. Velux skylight over, double glazed doors leading to conservatory. Door to utility.

## CONSERVATORY

11' 5" x 11' 6" (3.48m x 3.53m) Outstanding views of the countryside, tiled floor, radiator, double doors leading to rear garden.

## UTILITY / PORCH AREA

Oil fired boiler, tiled floor, fitted cupboard and shelving, plumbing for washing machine and door to rear garden.

## BEDROOM ONE

13' 8" x 13' 8" (4.19m x 4.17m) Spacious double bedroom with large window to front. Neutrally decorated and fully carpeted.

## BEDROOM TWO

13' 8" x 13' 1" (4.19m x 3.99m) Fantastic master bedroom benefitting from double patio doors opening to rear garden. TV point, wall lights, extremely spacious with door leading to ensuite.

## ENSUITE SHOWER ROOM

6' 11" x 6' 0" (2.11m x 1.85m) Tiled wall and floors. Shower cubicle, low flush WC, wash hand basin and radiator. Privacy window to side.

## BEDROOM THREE

10' 5" x 10' 2" (3.18m x 3.10m) Another double bedroom, neutrally decorated and fully carpeted. Large window overlooking the front.







#### **BEDROOM FOUR / STUDY**

8' 11" x 8' 2" (2.74m x 2.49m) Presented as a single bedroom but could be utilised as a study. Built in storage. Window to front.

#### **BATHROOM & SHOWER ROOM**

Comprising bathtub, separate shower, wash hand basin, WC, fully tiled walls and floor. Privacy window to rear.

#### **EXTERNALLY**

The bungalow benefits from spacious grounds to the front and the rear. To the fore of the property is a decking area leading on to lawned areas with flower beds, trees and shrubs. An additional side decking area leads to the rear garden comprising patio, pond, lawned area including garden shed and static caravan. To the front you have a tarmacadam driveway leading to the property with a range of space for parking.

#### **STATIC CARAVAN**

Two bedroom static caravan included.











### VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

### IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2021** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

E

Energy Efficiency Rating

TBC

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

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