



Bow Street

£345,000

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Ceredigion

Presenting a newly renovated "Smart Home" with a fantastic finish, state-of-the-art technology in every room, four bedrooms and two receptions, Gwennallt not only has all the features to make a gadget addict blush, but offers an amazing outside space for a garden enthusiast. If you are looking for an Edwardian house with a modern twist, this one is for you.

- EDWARDIAN SMART HOME - CHAIN FREE
- FOUR BEDROOMS, TWO RECEPTIONS
- BESPOKE HOME CINEMA SET UP
- IMPRESSIVE GARDEN & PARKING FOR 4 CARS
- HIGH SPEC KITCHEN & BATHROOM
- VEGETABLE PATCH & TRADITIONAL STONE OUTBUILDING
- NEAR LOCAL AMENITIES SUCH AS TRAIN STATION

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

sales@alexanders-online.co.uk
www.alexanders-online.co.uk

Call 01970 636000 to arrange a viewing

GWENALLT

Gwenallt has been sympathetically renovated with period features retained, with all original slate hearth stones present. Currently being sold chain free, freehold. Council tax band E.

The property offers all new plumbing and central heating system, WiFi controlled thermostat (smart phone app also) and weather compensation for an A+ rated heating system with 98% ErP and still under manufacturers warranty until late 2027 and also 3 hardwired Kidde fire alarms, heat, smoke & particulate.

There is fibre broadband / house wired cat6 gigabit ethernet network with 24 port switch to provide wired broadband to all rooms and support integration home entertainment system.

External Led lighting to front & rear of property.

LOCATION

The ever popular village of Bow Street has a new railway station and car park that have recently opened. Gwenallt is ideally positioned to take advantage of this new transport hub providing ease of access to Aberystwyth and a direct route to Birmingham International.

Not only do you have the new train and bus station, Bow Street offers a post office, convenience shop, butchers, quiet village pub offering fantastic food and accommodation, car garage and petrol station, children's play area and for food you have a fish and chip shop and Chinese takeaway.

HALLWAY

Step inside the uPVC door into Gwenallt where you will be greeted by traditional Edwardian features. Boasting gorgeous quarry floors, stripped pine panelled doors, stripped bannister and painted wooden stairs up to the first floor. Under-stair space where there is plumbing for washing machine and dryer.

LOUNGE

19' 4" x 14' (5.89m x 4.27m) Extremely light and spacious with quarry flooring continued from the hallway, the lounge offers a bespoke home cinema setup. This includes concealed wiring and connections, wall mounted tv with power, rj45, hdmi, optical sky & coax connections to rear, 14 power points, 6 behind AV stand along with dual sky feed plus return to loft mounted distribution to send signal to other rooms, 4 rj45 (9 in total in room), 2 in wall hdmi, 7.1 speaker wall plate, dab, fm and coax sockets.

DINING ROOM

14' x 13' (4.27m x 3.96m) Dining room currently setup as gym & office with 10 power points. Freshly painted with double glazed window to front. Edwardian features including an attractive decorative frieze on the ceiling. Fireplace.

WALK IN PANTRY

12' x 4' 10" (3.66m x 1.47m) The walk in pantry offers 4 sockets and sufficient space for large chest freezer, larder freezer, fridge and dry food storage.





KITCHEN / BREAKFAST ROOM

16' 6" x 11' (5.03m x 3.35m) Black & red quarry tiled floor, exposed brick feature wall with added chalk board for convenience. Contemporary fitted base and eye level units with myson kickspace 600 & 800 heating and cooling system, inset 1 ½ white single drainer sink unit. Space and plumbing for dishwasher. Stoves range 1100 DF cooker with extractor over. Door to rear garden & parking.

FIRST FLOOR

Wooden stairs up to the first floor. Replaced ceilings with fireline board to be within regs for potential dorma in the loft. Insulated loft hatch with tri fold ladder and hand rail. The loft is semi boarded at present, with power and lighting, new roof structure. 400mm insulation plus rockwool acoustic noise reduction slabs. Communicating doors to all bedrooms and bathroom.

MASTER BEDROOM

12' 7" x 10' 10" (3.84m x 3.3m) Neutrally decorated double bedroom with central heating radiator. Built in sliding door wardrobe. This bedroom offers 6 sockets, rj45 sky and fm dab and aerial coax.

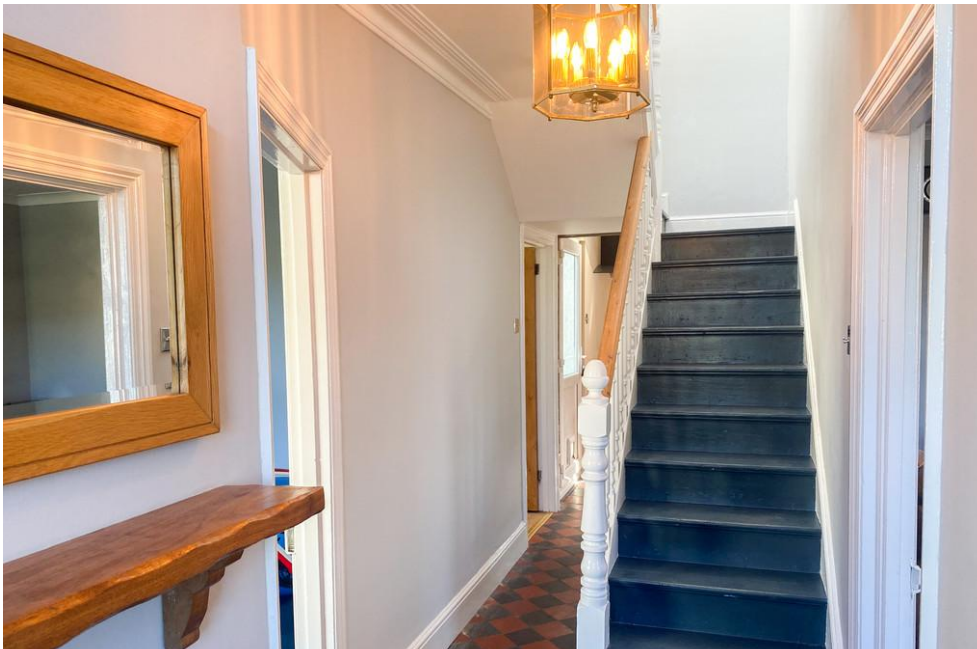
BEDROOM TWO

11' 3" x 8' 8" (3.43m x 2.64m) Neutrally decorated with painted wooden floorboards. Window overlooking the garden. This bedroom offers 6 sockets, rj45 sky and fm dab and aerial coax.

BEDROOM THREE

10' 11" x 10' 3" (3.33m x 3.12m) Window to front. Double bedroom. This bedroom offers 6 sockets, rj45 sky and fm







dab and aerial coax.

BEDROOM FOUR

6' 11" x 6' 7" (2.11m x 2.01m) A room that could be utilised as a nursery, study or single bedroom. Window to front. This room offers 4 rj45s & 6 sockets.

BATHROOM

Newly renovated with underfloor heating. White suite comprising bathtub, walk in shower cubicle with mira shower unit and Inline fan over shower, low flush WC and hand wash basin. Provision for bathroom mirror Demister in loft ready for connection, could also be used for shaver point. Privacy window.



OUTSIDE OF PROPERTY

Railing enclosed front area, side drive with swing gate access to large rear parking for up to three vehicles. To the rear of the property you have an outside WC, external LED lighting, steps that lead up to lawned garden area that provides vegetable area, traditional slate roofed stone outbuilding (perfect for storing garden equipment) and gazebo. The power in the drive and garden has 2 faucets proving water at each end (drinking quality as pipework is home/food grade and from the house supply).



The gazebo area, perfect for outdoor dining and relaxing offers a range of out door power outlets and broadband booster - for those who wish to have the ability to work from home outside. Timer 14x10 shed provides power outlets and lighting that

lead up the lawned garden and to the gazebo.

For those who are garden enthusiasts, the soil is managed by regenerative practise (minimum digging and maximum compost). Cropping rotation of vegetable patch can be provided on request. Plants in the garden - Victoria plum, apple rhubarb, red and green gooseberries, dwarf mulberry, strawberries (5 varieties of various fruiting times) and wild strawberries, blueberries (3 different fruiting times), passionfruit, herbs (including 6 varieties of thyme) with more flowers to discover through spring and summer.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2022 -

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.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

E

Energy Efficiency Rating

69

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.

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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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