

Ref: 0tan49

Tanybryn, New Cross, Aberystwyth, SY23 4LY

**A deceptively spacious and beautifully presented 4 double bedoomed bungalow with C. 2.3 acres of pasture land. Far reaching countryside views to the rear. Ideally situated for countryside pursuits and the coast.**

Aberystwyth 4 miles, Aberaeron 17 miles, Lampeter 24 miles, Cardigan 38 miles.



This very appealing bungalow was, we understand, built in the late 1970's. We are informed the residence is of traditional block cavity wall construction with rendered pebble dashed elevations under a slate roof. The whole providing very well presented, spacious accommodation with uPVC double glazing and oil fired central heating.

**Accommodation as follows:-**

Porch. Entrance Hall, Lounge, Kitchen/Dining Room. Utility Room, Cloakroom, Conservatory, 4 Double Bedrooms and family Bathroom. EPC: D.

**Outbuildings:** General Purpose building suitable for horses/small livestock or implements and adjoining workshop.

**Land:** Gently sloping to flat pasture paddock of Circa 2.3 acres with mains water connected.

**Location:** Positioned on a no through lane with easy access to the B4340. The village of Llanfihangel-y-Creuddyn is almost 3 miles away and has a primary school, public house and a place of worship. The popular west coast town of Aberystwyth is 4 miles away, with excellent shopping and leisure amenities, an 18-hole golf course, schools and university, the National Library and Welsh Assembly building, general hospital, main line railway station, and nearby beaches along the wonderful West Coast shoreline. The spectacular Devil's Bridge and Mynach Falls, as well as the picturesque Ystwyth River Valley are within easy reach. The ancient capital of Wales, Machynlleth is 22 miles to the north, at the southern reaches of Snowdonia National Park.

**Price: £420,000**

## THE ACCOMMODATION:

With uPVC double glazing and oil fired central heating.

### Ground Floor –

<b>ENTRANCE PORCH:</b>	Front door leading into the porch, windows on two sides, tiled floor and door into the entrance hall.
<b>ENTRANCE HALL:</b>	Store cupboard, loft access, freshly laid engineered oak floor.
<b>LOUNGE:</b>	18'4" x 12'10". Fireplace with slate hearth. Window to the front. Freshly laid Engineered oak floor.
<b>KITCHEN/ DINING ROOM:</b>	25'8" x 11'8". Light oak fitted kitchen with an extensive range of wall and base units and breakfast bar with work surfaces over and tiled splashbacks. 1½ bowl stainless steel sink, recently installed integral dishwasher. Eye level double oven, 4 ring ceramic hob and stainless steel extractor hood over. Tiled floor. Ceiling Downlights. Two windows to the rear aspect overlooking the garden and the lovely countryside views beyond. Ample space for an American style fridge freezer and a dining table. Door to:-
<b>UTILITY ROOM:</b>	12'2" x 6'6". Base units with work surface over. Plumbing and space for a washing machine and tumble dryer. Window to the rear. Tiled floor. Side door and door to the cloakroom.
<b>CLOAKROOM:</b>	Wash hand basin and W.C. Tiled floor.
<b>SIDE CONSERVATORY:</b>	10'4" x 7'2". uPVC construction with windows on three sides and external door. Tiled floor.
<b>BEDROOM 1:</b>	14' x 11'6". Dual aspect, windows to the front and side. Freshly laid engineered oak floor. N.B. Potential to create an en suite bathroom if required.
<b>BEDROOM 2:</b>	12'8" x 11'10". Window to the front. New carpet.
<b>BEDROOM 3:</b>	11'9 x 11'9". Window to the rear. New carpet.
<b>BEDROOM 4:</b>	11'4" x 9'8". Window to the front. New carpet.
<b>BATHROOM:</b>	9'7" x 8'7". White suite comprising bath, pedestal wash hand basin, shower enclosure, W.C. Partially tiled walls. Heated towel rail. Large linen cupboard. Wood effect flooring. Window to the rear. Ceiling downlights.
<b>BOILER ROOM &amp; STORE:</b>	Accessed externally from the rear patio a storage area which houses the oil fired boiler and electricity supply cabinets.
<b>EXTERNALLY:</b>	
<b>GARDENS:</b>	Predominantly lawned gardens on three sides with a paved terrace to the front and side and paved patio at the rear. To one side is a garden shed.
<b>LAND:</b>	Located across the lane opposite the bungalow and with vehicular and pedestrian gateways there is a gently sloping to flat pasture paddock of circa 2.30 acres. Mains water is connected.
<b>SIZEABLE G.P. OUTBUILDING:</b>	Located to one corner of the paddock there is a general purpose building and workshop also suitable for horses or small livestock. Power connected.

**THE APPROACH:**

The property is located off a no through lane accessed from the B4340. It occupies a pleasant position with far reaching views to the rear. There is a tarmac area to the fore with ample parking for 3 or 4 vehicles.

**SERVICES:**

We understand that the property is connected to mains water, mains electricity and has a private drainage system. The bungalow has oil fired central heating. (Recently installed bunded oil tank). Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. We are informed fibre broadband is available.

**COUNCIL TAX:**

We are informed that the property is within Council Tax Band "E".

**FIXTURES & FITTINGS:**

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES,  
EASEMENTS &  
RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE &  
POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.

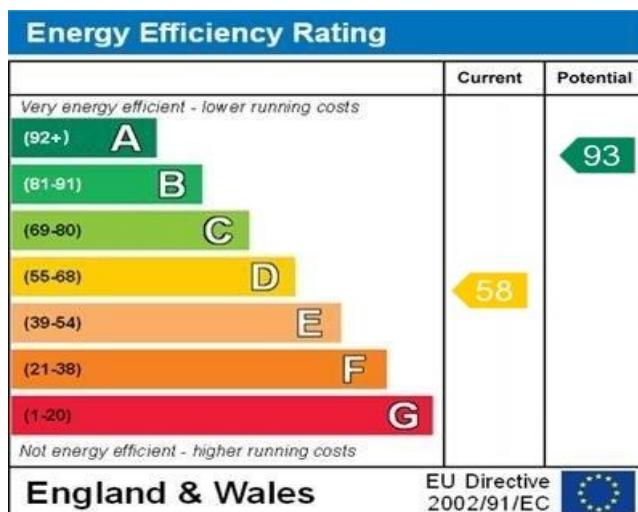
**VIEWING:**

**By appointment with PROFILE HOMES**

**Tel: 01550 777790**

**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**

**Website: [www.profilehomes.com](http://www.profilehomes.com)**

**NOTES:**

**PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

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