

Comins Coch

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Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

E54

Viewing Arrangements

Strictly by appointment
through Alexanders

Cambrian Chambers

Terrace Road

Aberystwyth

Ceredigion

SY23 1NY

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T: 01970 636000



Trefaenor

Asking Price £260,000

Three bedroom bungalow with parking and garden in ideal village location.

Charming three bedroom bungalow on the popular estate of Trefaenor in Comins Coch. With off road parking, sizeable garden, open plan kitchen/diner and only being 2.5 miles away from the town of Aberystwyth this is one not to be missed.

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PROPERTY COMPRISES

Unless otherwise stated, all rooms have double glazed windows, a range of power points and radiators. The property is heated via gas central heating and connected to mains electricity water and drainage.

ENTRANCE HALL

Perfect for storing coats and shoes and with communicating door through to living room.

LIVING ROOM

4.98m x 3.62m

Spacious living room with feature fireplace and large window overlooking the front garden.

KITCHEN

3.02m x 2.89m

Consisting of a range of base and eye level wood effect units with black worktops. Cooker with integrated extractor overhead, space and plumbing for under counter washing machine and stainless steel sink with drainer. A large window to the side brings in plenty of light and a door provides easy access to the driveway and parking space. A large archway leads through to the dining area.



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DINING ROOM

3.0m x 3.19m

A spacious dining room with plenty of room for all the family. Fitted with wood effect laminate flooring. Communicating doors through to the hallway and bedroom three.

BATHROOM

1.67m x 1.61m

Bathroom containing white bath with shower overhead and white hand wash basin. Separate WC in the adjacent room.

WC

1.63m x 0.82m

Containing white toilet and frosted window to side of the property.

MASTER BEDROOM

4.0m x 3.17m

Spacious master bedroom with window overlooking the rear garden and built in storage. Fitted wood effect laminate flooring.



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BEDROOM TWO

3.34m x 2.64m

Bedroom two is a comfortable single room with door out to the rear garden.

BEDROOM THREE

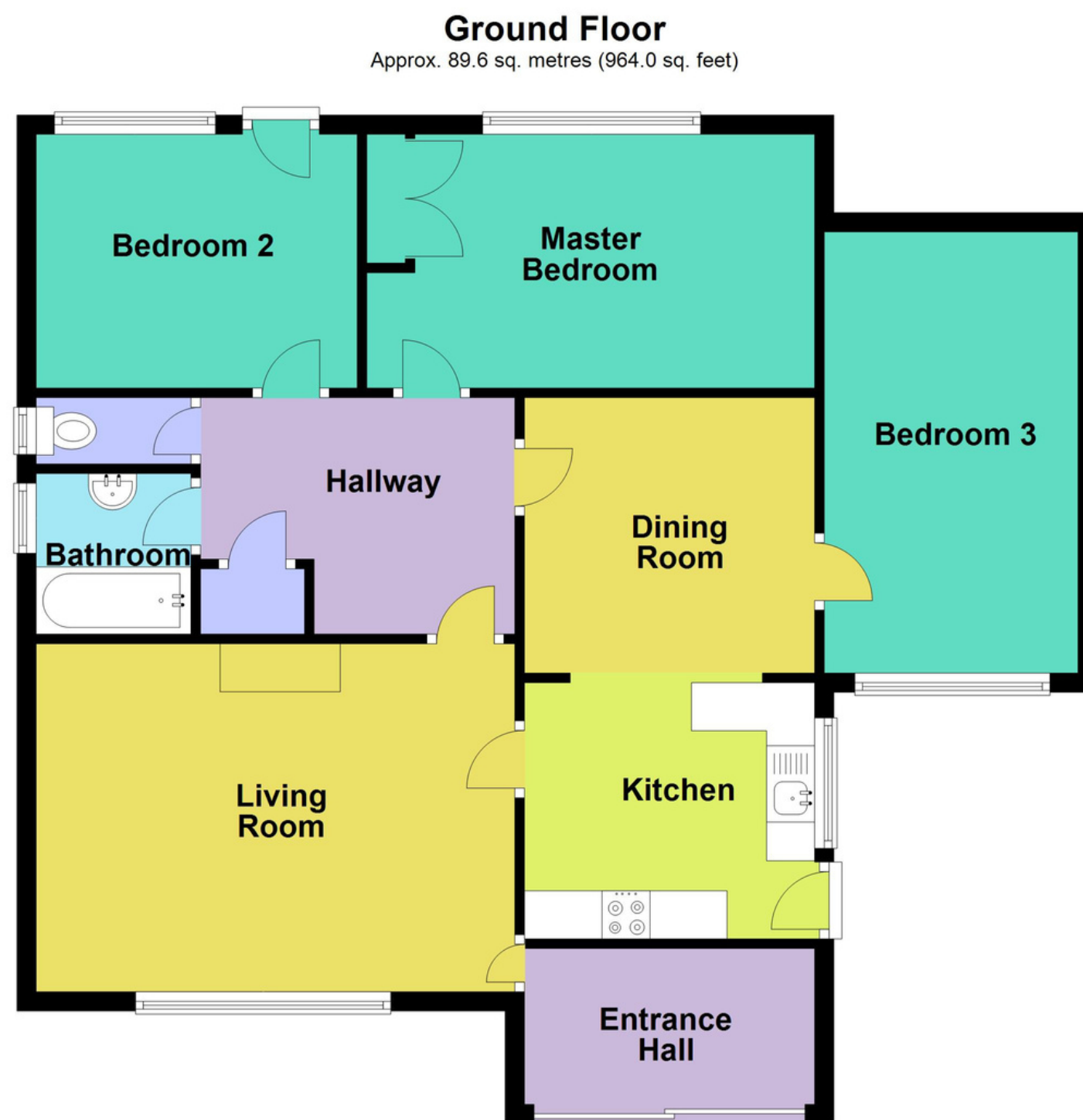
4.59m x 2.64m

Step down into bedroom three, a spacious double room with large window overlooking the drive. With neutral carpets and decor with dark green feature wall.

OUTSIDE SPACE

A mixture of patio area and flourishing vegetable beds. The garden also houses a large storage shed. The boundary hedge borders a field with countryside views beyond.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Total area: approx. 89.6 sq. metres (964.0 sq. feet)

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.

VIEWINGS

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

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.

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Opening Hours

Monday - Friday: 9am to 6pm
Saturday: 10am to 4pm

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