



FOR SALE BY PRIVATE TREATY

Stunning views from elevated position. A good sized family home with garden.

**38 TREGERDDAN
BOW STREET SY24 5AU**



Conveniently located on a popular estate in the centre of the village just 3 miles from Aberystwyth having both rail & bus transport.

Vendor Likes:

Views
Front & rear garden

Agent Likes:

Potential to improve
Sizeable rooms

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

38 Tregerddan, Bow Street, SY24 5AU

ENTRANCE HALL



Central heating radiator. Staircase rising to first floor.

LOUNGE



14' 8" x 12' 4" (4.47m x 3.76m)

Spacious light room with wide window giving views down the valley of Clarach. Central heating radiator. Open brick surround fireplace with raised slate hearth and side slate shelf. Cupboard to under staircase.

KITCHEN/DINER



13' 2" x 10' (4.01m x 3.05m)

Fitted base and wall units. Inset single drainer stainless steel sink unit. Space for slot in electric cooker, space for fridge and washing machine with plumbing.

UTILITY ROOM



4' 4" x 8' (1.32m x 2.44m)

Back door. Worktop with open area under. Window. Double door fitted shelved cupboard.

FIRST FLOOR

LANDING



Central heating radiator. Window.

BEDROOM 1



10' 6" x 12' 6" (3.2m x 3.81m)

Stunning views. Central heating radiator.

BEDROOM 2 (rear)



10' x 10' (3.05m x 3.05m)

Central heating radiator. Fitted airing cupboard with insulated water tank.

BEDROOM 3



7' 2" x 9' 6" (2.18m x 2.9m)

Central heating radiator. Stunning Views.

BATHROOM



7' 6" x 5' 8" (2.29m x 1.73m)

4 piece suite comprising bath: Wash hand basin: Low flush WC: shower cubicle with electric Mira shower. Central heating radiator.

OUTSIDE



Front terraced garden with timber sun deck. Pedestrian gate and steps up to front door. Side path to rear. Steps up to lawn garden with rear field boundary. Paved end corner sun patio area. Two open timber log stores. Timber shed.

SERVICES

Mains electric, water, drainage. Thought to be solid fuel central heating. uPVC double-glazing.

COUNCIL TAX

Band 'C'

VIEWINGS

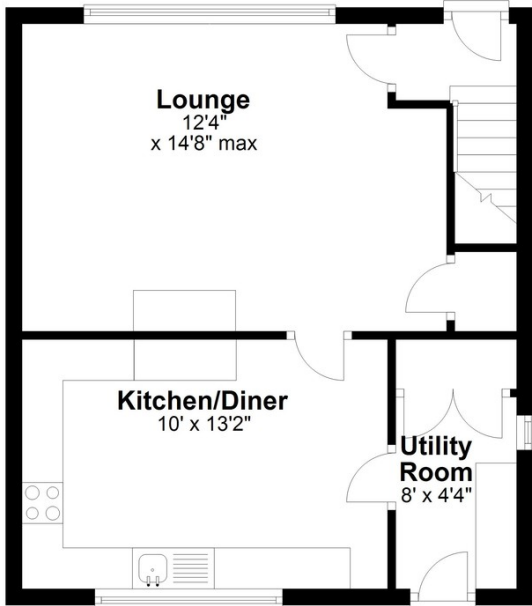
Via agent's office:-
Jim Raw-Rees & Co.,
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

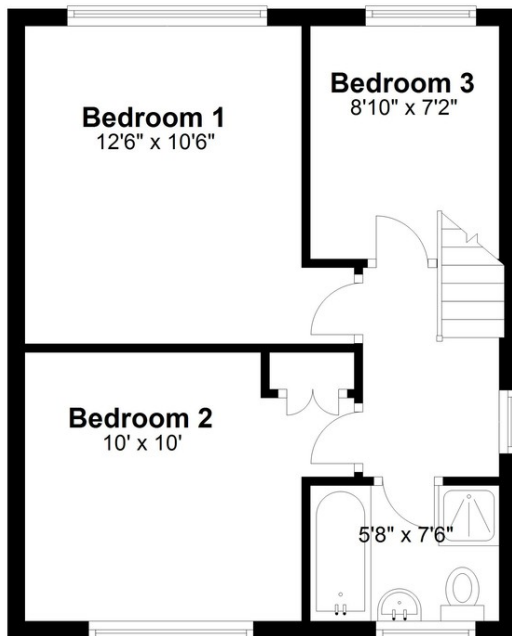
£187,000



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.