

An exceptionally well presented spacious bungalow with easily manageable garden. Underfloor heating. Solar panels. Detached garage. Just 4 miles south of Aberystwyth.

AFALLON FACH 39 BRYN EGLUR LLANFARIAN ABERYSTWYTH SY23 4BP



Bryn Eglur is a sought after quiet private upmarket residential estate situated to the rural village of Llanfarian.

Vendor Likes:

Easily manageable garden

Detached garage

Spacious rooms

Agent Likes:

Semi open plan kitchen/living/diner

Privately enclosed

Garden room onto sun patio

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (

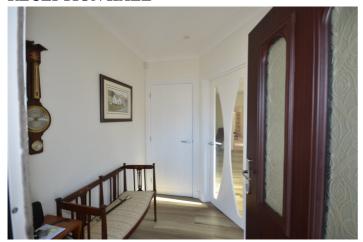
Email: property-sales@raw-rees.co.uk

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Website: www.raw-rees.co.uk

Afallon Fach, 39 Bryn Eglur, Llanfarian, Aberystwyth, SY23 4BP

VERANDAH RECEPTION HALL



Underfloor heating throughout. Ceramic wood effect floor which continues into various rooms. Curved cornice. Fitted cloak cupboard.

KITCHEN/LIVING/DINING ROOM



7' 10" x 7' 10" (2.39m x 2.39m)
Open plan having large seating/dining area. Curved cornice.

KITCHEN AREA



13' 5" x 10' 5" (4.09m x 3.18m) Ceramic tiled floor. Modern fitted kitchen with cream panelled doors and marble effect granite work surface. Integrated dishwater, fridge and high level double electric oven. LPG 4 ring hob with extractor over. Colour coded 1½ bowl single sink unit. Under unit lights. Island with marble granite work top. Automatic velux ceiling window with blind.

UTILITY ROOM



Ceramic floor. Fitted modern base and wall units. Space with plumbing for washing machine and dryer. Oil floor mounted condensing boiler. Solis solar panel control unit. Double door fitted storage cupboard with shelving & hanging rail. Burglar alarm. Access to loft. Back door.

LOUNGE



17' 10" x 14' 4" (5.44m x 4.37m)

Attractive fireplace with coal effect LPG fire, raised hearth. Curved cornice. Folding doors opening into:-

GARDEN ROOM



10' 11" x 12' 2" (3.33m x 3.71m)

Ceramic tiled floor. French doors onto private sunny patio. Concealed blinds to windows.

INNER HALL

Door to side. Fitted airing cupboard.

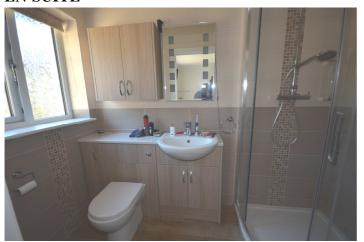
BEDROOM 1 (MASTER)



13' 3" x 12' 11" (4.04m x 3.94m)

Fitted wardrobe with one mirrored door.

EN-SUITE



Vanity wash hand basin. Low flush WC: Corner shower cubicle, fully tiled walls and floor. Illuminated mirror. Heated towel rail.

BATHROOM



11' 6" x 7' 11" (3.51m x 2.41m)

4 piece white suite comprising large walk in shower. Bath. Vanity wash hand basin. Low flush WC: Heated towel rail. Inset ceiling lights.

BEDROOM 2



13' 3" x 12' 11" (4.04m x 3.94m)

Curved cornice. Fitted wardrobe.

BEDROOM 3



11' 8" x 11' 8" (3.56m x 3.56m) Curved cornice.

OUTSIDE

Private drive to fore parking & turning area.

DETACHED GARAGE



Power & light. Attached store.

SIDE COURT YARD

Landscaped garden with fore heath and shrubs. Gated side paths. Privately fence enclosed side lawn with shrubs. Outside tap. Aluminium greenhouse. Rear heath bank. Large sheltered paved sun patio.





COUNCIL TAX

VIEWING

Mains electric complimented by 4kw solar panels. Mains water & drainage.

Underfloor heating via oil boiler.

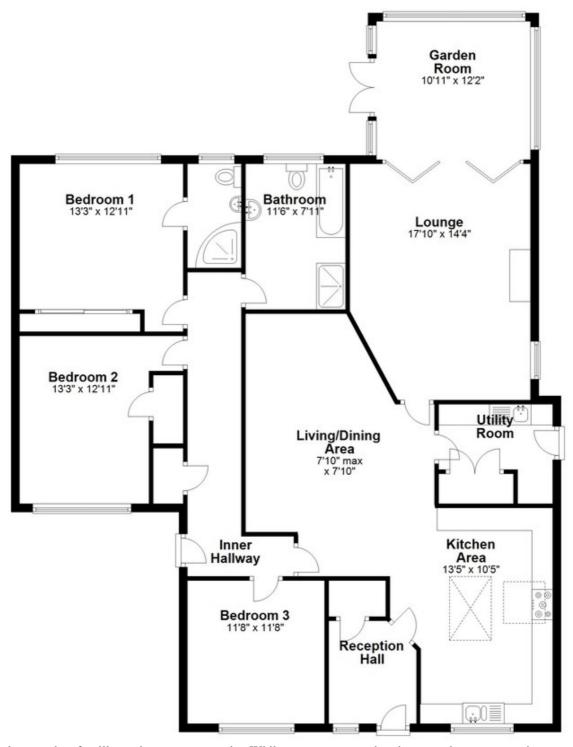
Band 'F'

EER B/88

Via Agent's office:-Jim Raw-Rees & Co 1 Chalybeate Street Aberystwyth Ceredigion SY23 1HS (01970) 617179

24-hour answer phone

PRICE: £449,950



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.





