



FOR SALE BY PRIVATE TREATY

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

(01970) 617179
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 dishwasher, 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.



SERVICES

Mains electric complimented by 4kw solar panels. Mains water & drainage. Underfloor heating via oil boiler.

COUNCIL TAX

Band 'F'

EER

B/88

VIEWING

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.