

Devils Bridge

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Viewing Arrangements
Strictly by appointment
through Alexanders



Devils Bridge

Asking Price £350,000

Spacious four bedroom detached bungalow located in Devils Bridge in Aberystwyth.

Located within the charming village of Devils Bridge, Aberystwyth, this four-bedroom detached bungalow offers a retreat amidst the picturesque Welsh countryside. Boasting captivating views of rolling hills and lush greenery. This property benefits from expansive front, rear, and side gardens, this property invites you to immerse yourself in outdoor living and embrace the tranquility of rural Wales.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

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PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points and solid wood framed double-glazed windows. Council tax band F.

ENTRANCE

As you enter through the solid wooden glass-panelled door, you are welcomed into the spacious hallway.

HALLWAY

Navigate through the hallway with carpeted flooring accompanied by a wall-mounted radiator, and a brown brick feature wall, beyond which lie doors leading to;

GROUND FLOOR SHOWER ROOM

The ground floor shower room features a small solid wood framed double-glazed opaque window to the front elevation, alongside a wall-mounted radiator, low flush WC, walk-in electric shower, and tiling to the floor complemented by wooden panelled walls.

STORAGE CUPBOARD

The large storage cupboard conveniently houses essential utilities including a Sunny Boy inverter and fuse box, while also providing access to the loft.

LOUNGE (6.82m x 5.49m)

The spacious lounge with its stone built fireplace, accompanied by carpet flooring and a wall-mounted radiator and a built in storage cupboard while a large sliding patio door allows access to the rear garden. Additionally, a large solid wood double-glazed window graces the front elevation, offering delightful views of the well-maintained front garden. The lounge transitions into the adjacent dining room through an arch entrance providing an ideal space for entertaining and relaxation.



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DINING ROOM (6.60m x 3.69m)

The dining room offers a welcoming atmosphere with carpet to floor, accented by a brick feature wall while a large solid wood double glazed window to the rear elevation frames countryside views. Additionally, a serving hatch into the kitchen facilitates and adds practicality to the space.

KITCHEN (4.99m x 2.98m)

The kitchen features tiled flooring, wooden base units, and cream eye-level cabinets complemented by granite effect worktops. Equipped with modern appliances including a double stainless steel sink with mixer tap, built-in double Siemens oven, Siemens four-ring electric hob, Siemens built-in dishwasher, and extractor fan, along with a built-in fridge. The kitchen includes a serving hatch into the dining room, while a large double-glazed solid wood window provides scenic rear views. Additionally, a door leads to the utility room.

UTILITY ROOM (3.00m x 2.97m)

The utility room offers practicality with tiled flooring, wooden base and eye-level units, and a stainless steel sink with a mixer tap, along with built-in storage cupboards and also houses the Worcester boiler. The solid wood double-glazed window overlooks the side garden, while a solid wooden frosted glass-panelled door provides easy access to the rear garden.

BATHROOM

The bathroom, awaiting modernisation, features tiled flooring, a wall-mounted radiator, and a generously sized opaque double-glazed solid wood window to the rear elevation. This bathroom includes a green bath with an overhead shower and tiles throughout, a low flush green WC, a matching hand wash basin with a vanity unit below, and a shaving point above, providing a solid foundation for future upgrades.

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BEDROOM FOUR (2.71m x2.37m)

The smallest bedroom in the bungalow with carpeted flooring and features a wall-mounted radiator, while a solid wood double-glazed window to the rear elevation frames views of the rear garden and the surrounding scenery.

BEDROOM THREE (3.73m x3.13m)

The third bedroom with carpeted flooring is equipped with a wall-mounted radiator and convenient power points, A solid wood double-glazed window to the front elevation. Additionally, it features a small hand wash basin with a mirror and light above.

BEDROOM TWO (4.63m x 2.73m)

Bedroom two with carpeted flooring and features power points throughout. It includes a small hand wash basin with a mirror and light above. A solid wood double-glazed window overlooks the rear elevation.

MASTER BEDROOM (4.01m x3.60m)

The master bedroom with carpeted flooring and storage options, including built-in wardrobes and over-bed wardrobes. Natural light streams in through the solid wood double-glazed window, offering a pleasant view of the front elevation.

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FRONT GARDEN

The front garden welcomes visitors with a charming hexagon path leading to the front door, surrounded by a slate-chipped area with an array of mature shrubs, plants, and trees, creating a delightful and inviting entrance. Additionally, a spacious driveway, accented by a central island, adds further charm to the welcoming exterior.

SIDE GARDEN

The side garden features a spacious grass lawn area, providing ample space for outdoor recreation and relaxation.

REAR GARDEN

The rear garden benefits from an expansive grass lawn area. Adding to its functionality, a sizeable shed equipped with connected electric stands to the side offers convenient storage solutions for tools and equipment.

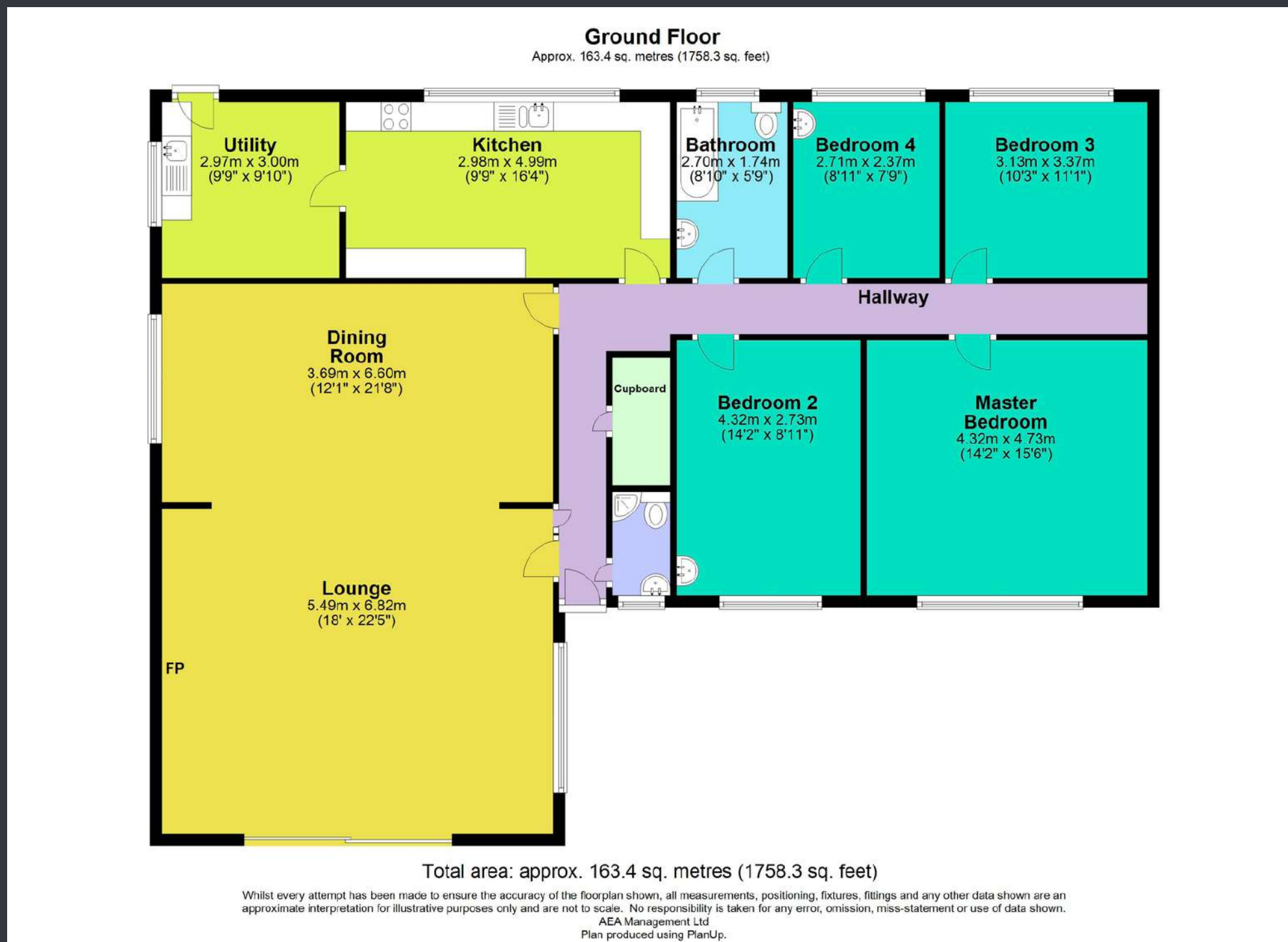
SOLAR PANELS

The property boasts solar panels on the rear roof, supplying electricity for the household, with an inverter in the hallway cupboard monitoring solar power generation, while surplus energy sent to the grid earns the homeowner income through British Gas.

ADDITIONAL INFORMATION

This property in Devils Bridge boasts an ideal location within walking distance to all local attractions and amenities, including the Vale of Rheidol Steam Train Station, Devils Bridge Waterfalls, Hafod Hotel & Restaurant, Two Hoots Tea Rooms, and even the village primary school.

Rhoshelyg
Energy Rating
D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024

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

VIEWINGS

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

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