

Llanafan



Viewing Arrangements
Strictly by appointment
through Alexanders



Llanafan

OIRO £280,000

Discover tranquility and space in this inviting three-bedroom detached bungalow nestled in the serene village of Llanafan. Boasting a private driveway and generous outdoor areas, this property offers ample room to enjoy the peaceful surroundings and outdoor living.

Welcome to Rickeson located in the charming village of Llanafan, nestled just outside the vibrant town of Aberystwyth. Boasting ample private parking, the property is enveloped by expansive gardens on the side, rear, and front, providing an abundance of outdoor space to relax, entertain, and enjoy nature's beauty. With its picturesque setting and inviting atmosphere, this bungalow is more than just a house.

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 double-glazed windows. Council tax band D.

ENTRANCE

Entrance to the property is through a charming wooden glass-panelled front door, leading you into the hallway.

HALLWAY

The hallway, featuring elegant tiled flooring and a spacious airing cupboard, offers access to the loft and doors leading to the various rooms of the bungalow.

LOUNGE (3.46m x 5.41m)

The cosy lounge boasts a fireplace with a dual-fuel stove, a tongue and groove pine ceiling, double-glazed windows to the front and fore elevations, and various power points for your convenience.

KITCHEN (3.89m x 5.37m)

The spacious kitchen features a tongue and groove ceiling, wooden flooring, white wooden base and eye-level units, wooden worktops, and a double sink with drainer and mixer tap. Black ceramic tiles enhance the water-sensitive areas, while the kitchen also includes a double electric oven, a wall-mounted radiator, Plumbing for dishwasher and double-glazed windows to the fore and side elevations. A door leads to;

UTILITY ROOM (2.59m x 2.00m)

The utility room benefits from tiled flooring, a white butler sink with mixer tap, wooden worktops, black tiling, and ample space for white goods, with a double-glazed window and door to the rear.

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BEDROOM TWO (3.24m x 3.68m)

The bedroom features wooden flooring, a wall-mounted radiator, decorative wooden panelling to one wall, and a double-glazed window to the front elevation.

BEDROOM ONE (3.04m x 2.66m)

The bedroom offers wooden flooring, a wall-mounted radiator, decorative wall panelling, a fitted mirrored wardrobe, and a double-glazed window to the front elevation.

MASTER BEDROOM (3.25m x 4.17m)

The spacious master bedroom features wooden flooring, a wall-mounted radiator, a fitted wardrobe, and a double-glazed window to the rear elevation.

BATHROOM

The bathroom features tiled flooring, partial wooden wall panelling, a low flush WC, a white hand wash basin with a mixer tap, a large walk-in shower with a glass panel, and a tongue and groove ceiling with down lights.

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EXTERNALLY

The property features a private drive with space for two or more cars, a paved front patio area perfect for outdoor furniture with a built in BBQ/Firepit. A large grass lawn adorned with mature shrubs and trees. The rear of the property boasts a spacious patio area with a Swedish grill hut, a gazebo (canvas walls to be negotiated), and a pergola, as well as another expansive patio with two greenhouses. The property also benefits from a large workshop, providing ample space for various projects and activities and also features a built-in pizza oven and BBQ area, perfect for outdoor cooking and entertaining.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk south through Penparcau to Southgate, branch left onto A4120 Devils Bridge road and turn immediately right onto the B4340 Pontrhydfendigaid road and proceed through the villages of New Cross and Abermagwr for a further mile or so before turning left towards Llanafan (signposted) proceed up through the village for approximately ½ mile before turning left and Rickeson is on the left hand side a short distance up.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. Double glazing. LPG gas heating.

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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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All please note: Whilst every care is taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract. Measurements are approximate and plans included are for illustrative purposes.

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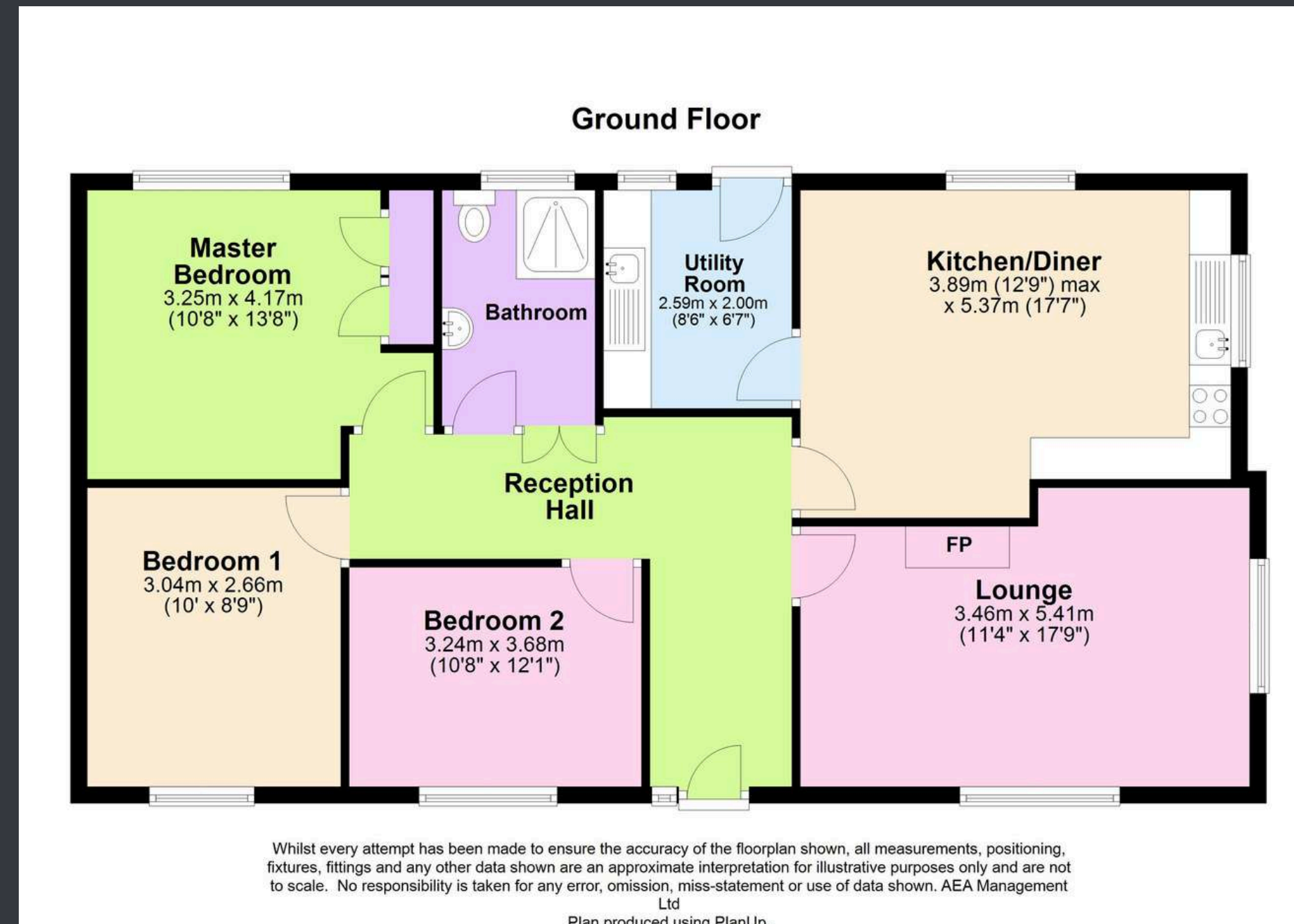


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		