



FOR SALE BY PRIVATE TREATY

An improved and extremely well presented detached cottage style village house close to all local amenities with large private rear garden. uPVC double-glazed windows and gas central heating.

**RHYDYPENNAU BACH
PENYGARN
BOW STREET SY24 5BQ**



The property is located to Penygarn being the Rhydypennau side of Bow Street situated opposed the village hall and primary school. Set back from the main road accessed via private vehicular drive and fore parking area to detached garage.

Vendor Likes:

Location
Large garden

Agent Likes:

Character features
Ample parking and turning

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(01970) 617179

Website: www.raw-rees.co.uk

Rhydypennau Bach, Penygarn, Bow Street, SY24 5BQ

HALL

Approached via uPVC double-glazed front door.

LOUNGE



11' x 13' (3.35m x 3.96m)

Attractive coal effect gas fire with mantelpiece surround. Alcove fitted cupboards. Exposed beams to ceiling. Front uPVC double-glazed windows.

DINING ROOM



9' x 12' 9" (2.74m x 3.89m)

Tiled fireplace with gas fire. Front & rear uPVC double-glazed window.

REAR HALL

uPVC double-glazed door. Central heating radiator. Staircase rising to first floor. Walk-in fitted cupboard.

KITCHEN/BREAKFAST ROOM



13' 6" x 9' 2" (4.11m x 2.79m)
Schreiber Tuscany cream timber panelled door fitted base & wall units with solid oak style work surface over. Inset twin stainless steel single drainer sink bowl unit. Space for fridge & freezer. Space with plumbing for washing machine. Breakfast bar. Concealed wall mounted Worcester combi gas boiler. Recess space for electric cooker with stainless steel extractor over. uPVC double-glazed window.

BATHROOM



White 3 piece suite comprising panelled bath with electric shower over. Low flush WC: Pedestal wash hand basin. Fully tiled walls. uPVC double-glazed window. Central heating radiator.

FIRST FLOOR

LANDING

Window to rear.

BEDROOM 1.



14' 3" x 13' (4.34m x 3.96m)
Two uPVC double-glazed windows.
Central heating radiator. Fitted cupboard

BEDROOM 2



8' 6" x 13' (2.59m x 3.96m)

Central heating radiator. uPVC double-glazed window

OUTSIDE

Twin metal swing gates to drive with parking/turning area enclosed by low level wall to road.



Apron path and raised lawn area to side and rear of house

Grass path giving access to large rear lawn garden with trees.

GARAGE/STORE



14' 5" x 14' 3" (4.39m x 4.34m)

'L' shaped, block built incorporating separate integral store plus adjacent rear store.

SERVICES

Mains electric, water & drainage. Partial gas central heating

COUNCIL TAX:

Band 'C'

VIEWINGS

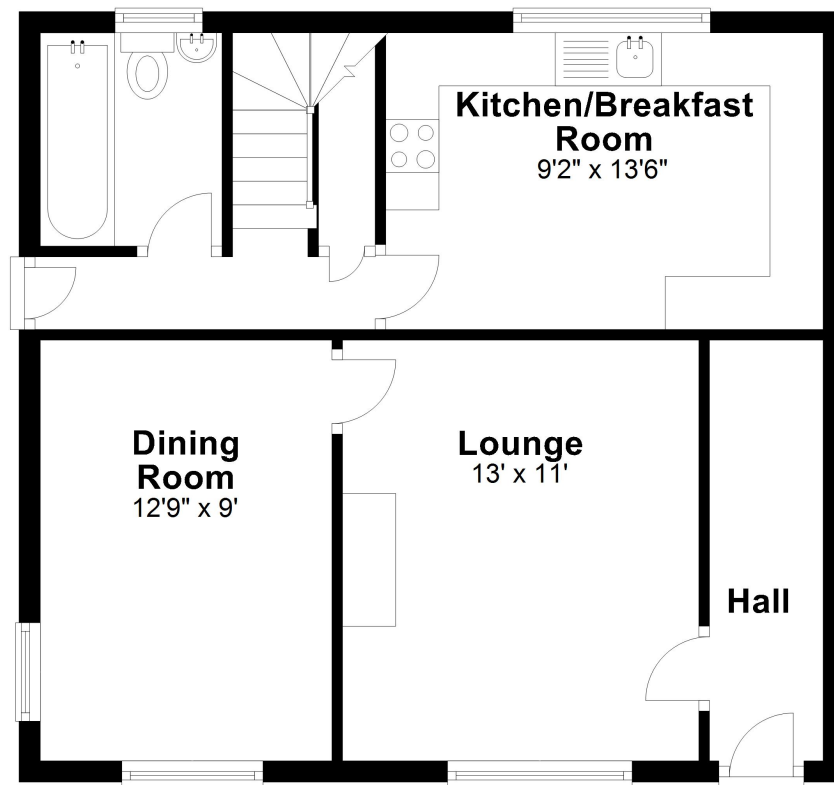
Via agent's office:-
Jim Raw-Rees & Co
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Aberystwyth
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24-hour answer phone

PRICE:

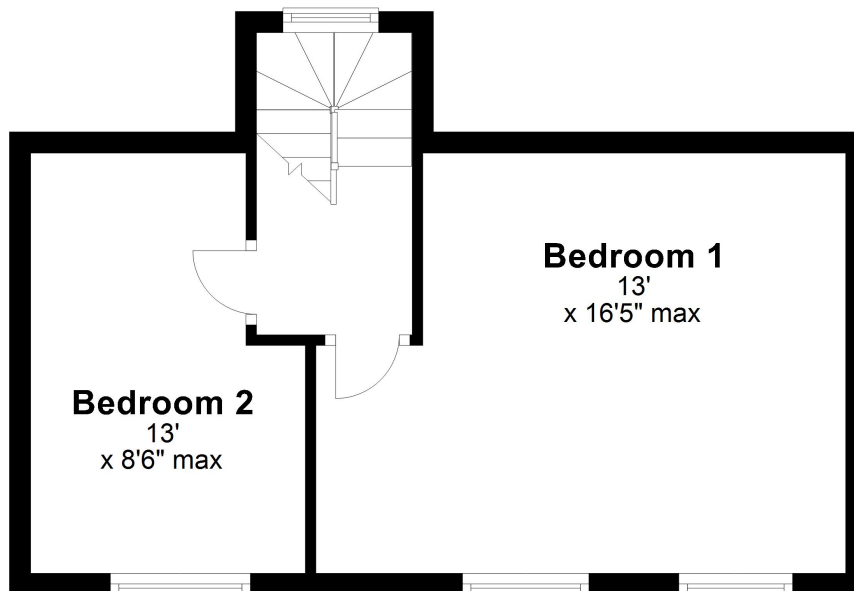
£295,000



Ground Floor



First Floor



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.