



**PHILIP EVANS**  
ESTATES



**Tan Y Bryn, Lon Ty Llwyd, Llanfarian, Aberystwyth, SY23 4UH**

**£155,000** ASKING PRICE

A cosy semi-detached bungalow with stunning views over the countryside.

This bungalow comprises of two double bedrooms, bathroom, lounge with multi-fuel stove, kitchen/ dining area with access to a rear patio and garden. There is also off street parking at the front of the property for residents of Tan Y Bryn.

Freehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**FOR SALE**



## LOCATION

The property is located on Lon Ty Llwyd, approximately 3 miles from Aberystwyth Town Centre and within walking distance to Llanfarian Primary School.

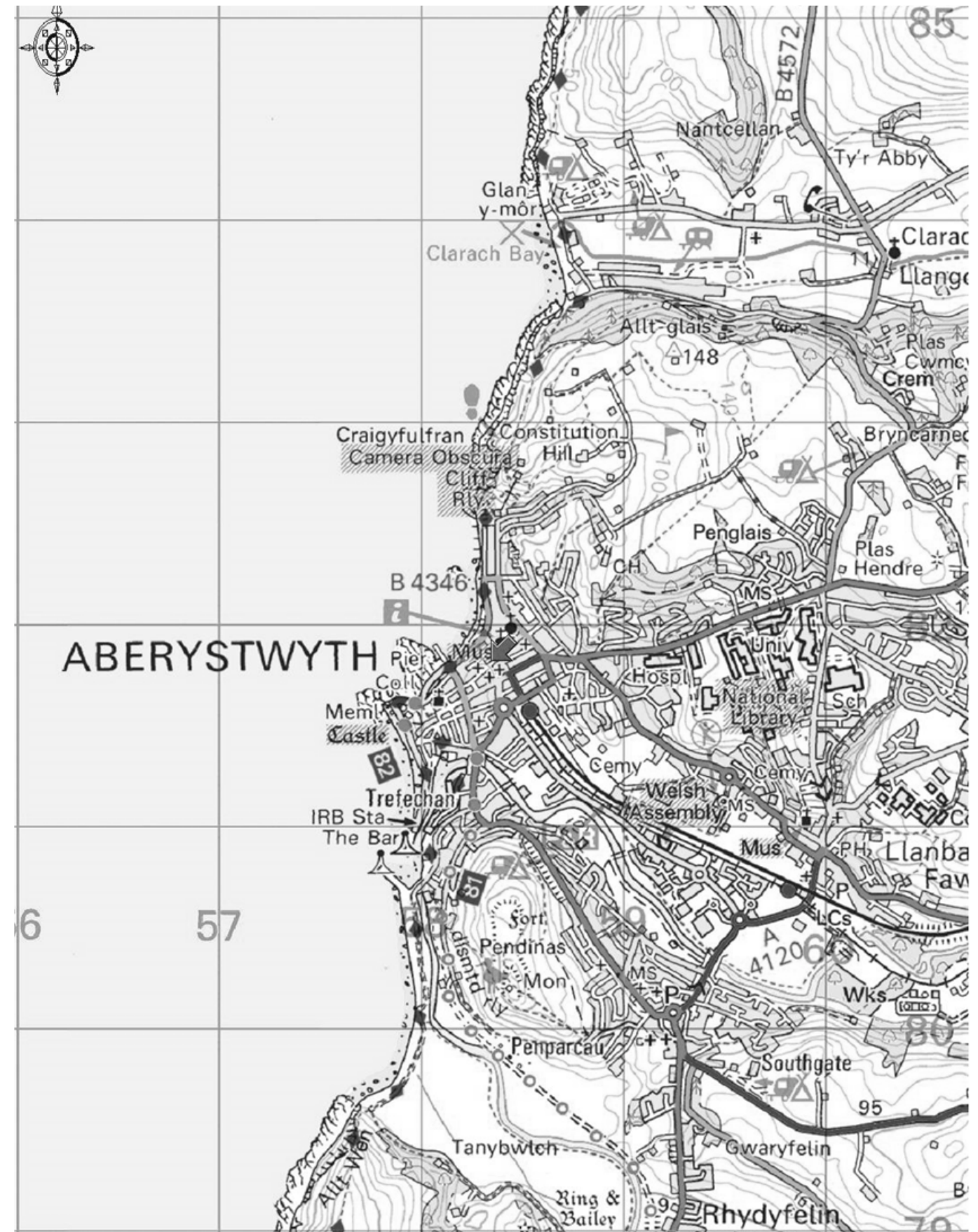
As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

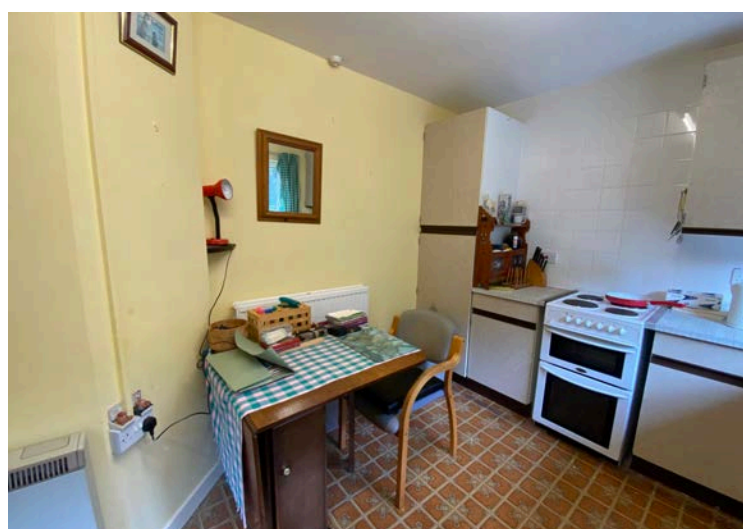
## CONSTRUCTION

The property was constructed in the late sixties and is traditionally built with breeze blocks and painted roughcast render all under a pitched slated roof.

## AGENT COMMENTS

This bungalow is an ideal family home or could also be an investment opportunity. If you enjoy the peace of the countryside, then this property must be viewed to be fully appreciated. The property is in need of some works to modernise and would allow any purchaser to put their own stamp on the property.





Main entrance accessed by steps which lead to the entrance hallway.

**Entrance Hallway**

Provides access to all rooms. Carpet. Storage heater. Radiator.

**Storage Cupboard**

Airing cupboard in hallway and pantry in kitchen.

**Lounge**

A quaint living area. Carpet. Fully double glazed windows to allow plenty of natural light and views of the countryside. Radiator.

**Kitchen/ dining room**

Vinyl floor covering. Wall tiles. Fitted wall and base units. Freestanding electric oven/hob. Stainless steel sink with draining board. Access to rear patio/ garden.

**Bedroom 1**

Carpet. Double glazed window to the front. Radiator.

**Bedroom 2**

Carpet. Double glazed window to the rear. Radiator.

**Bathroom**

Cream vinyl flooring. White sanitaryware to include a bath (electric shower above), WC and pedestal sink. Frosted double glazed window to the rear. Radiator.

**Exterior**

Patio at the rear with stepped access to lawned area. Side access to the front. Communal garden to the front.

**SERVICES**

Chain | No chain  
Tenure | Freehold

Heating | Multi-fuel fireplace and electric storage heaters.

EPC | 56 (D)

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

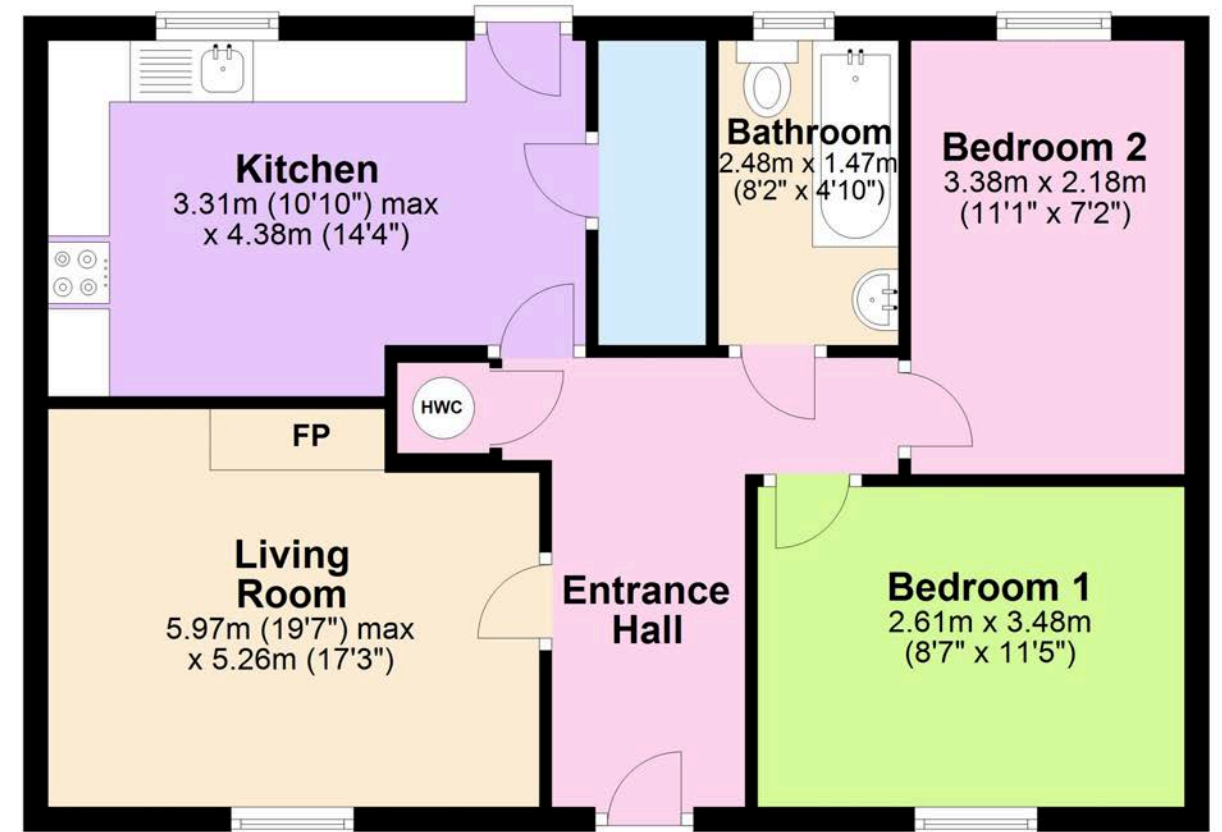
Tax Band | Band C £1,855.44 2024/25





## Ground Floor

Approx. 65.4 sq. metres (703.7 sq. feet)



Total area: approx. 65.4 sq. metres (703.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

### VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

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**IMPORTANT NOTICE** | Any intending purchasers will be required to produce identification to prove their identity within the terms of the Money Laundering Regulations. This may include a copy of your passport/ photo driving license and a recent utility bill. Philip Evans Estates will also require sight of proof of funds prior to the Notification of Sale being sent to Solicitors.

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