



FOR SALE BY PRIVATE TREATY

Traditional stone house with stunning rear views. Well-presented benefiting from double parking space and low maintenance rear garden.

**BRYNDOLEN
EGLWYSFACH SY20 8SX**



Located to the picturesque village of Eglwysfach fronting and set back slightly from the road benefiting from a railing enclosed fore area and side double parking. Internally all rooms are well presented, attractive timber fitted kitchen and modern bathroom, within close proximity to the RSPB reserve, mountain and Dovey river estuary walks. Machynlleth Town 6 miles. Aberystwyth Town 12 miles.

Vendor Likes:

Style and layout of house
Convenient parking
Low maintenance garden

Agent Likes:

Unspoilt rear rural aspect
Easily accessible
Ready to move into

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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Bryndolen, Eglwysfach, SY20 8SX

RECEPTION HALLWAY



Pine flooring. Wall mounted radiator.
Rear door out onto steel **BALCONY**

TOILET

Pedestal wash hand basin. Low flush
WC. White tiling. Pine floor.

LOUNGE



17' 11" x 11' 8" (5.47m x 3.58m)

Wooden mantelpiece surround on raised
tiled hearth housing log burner. Double-
glazed sash window to front elevation
and double-glazed window to rear
elevation. Moulded cornice.

KITCHEN/DINER



17' 10" x 10' 1" (5.45m x 3.08m) Oak panelled doors to fitted base and wall units, wine rack. Inset stainless steel 4 ring LPG hob with electric oven under and stainless steel extractor over. 1 ½ single drainer stainless steel sink. Plumbing for dishwasher. Space for fridge/freezer. Wall mounted radiator to kitchen. Laminate floor.

Fitted wood burner to dining area.

FIRST FLOOR

LANDING

Large picture window with breathtaking views. Access to loft.

BEDROOM 3/OFFICE



7' 7" x 8' 0" (2.32m x 2.45m)

Small wall-mounted radiator. Wooden bookcase shelving. Storage area with shelving and cupboard above. Double-glazed window to rear elevation.

SHOWER ROOM



White 3-piece suite comprising large walk-in shower cubicle, fully tiled. Corner low flush WC: Pedestal wash hand basin. Chrome towel rail. Fitted airing cupboard housing insulated cylinder.

BEDROOM 1



15' 0" x 9' 10" (4.58m x 3.02m)

Spacious master bedroom having two wall mounted radiator. Two double-glazed sash windows to front elevation.

BEDROOM 2



11' 2" x 10' 11" (3.42m x 3.34m)

Wall mounted radiator. Double-glazed window to front elevation.

BASEMENT

Accessed via back garden

UTILITY ROOM



10' 6" x 14' 4" (3.22m x 4.38m)

Grey tiled floor. Grey wooden base units. Stainless steel sink with mixer tap. Space & plumbing for washing machine plus space for other white good. Wall mounted radiator. Double-glazed window to rear elevation. Steps to:-

STORAGE AREA

10' 6" x 5' 11" (3.21m x 1.81m)

Eurostar oil central heating boiler. Small window to rear elevation.

OUTSIDE



The garden is enclosed by wooden fencing with various mature shrubs and trees. Side access to the front of the house.

WORKSHOP

Electric connected, power points. Built in storage cupboards.

SERVICES

Mains electric & water. Private drainage. Full oil central heating.

COUNCIL TAX

Band 'E'

EER:

41/E

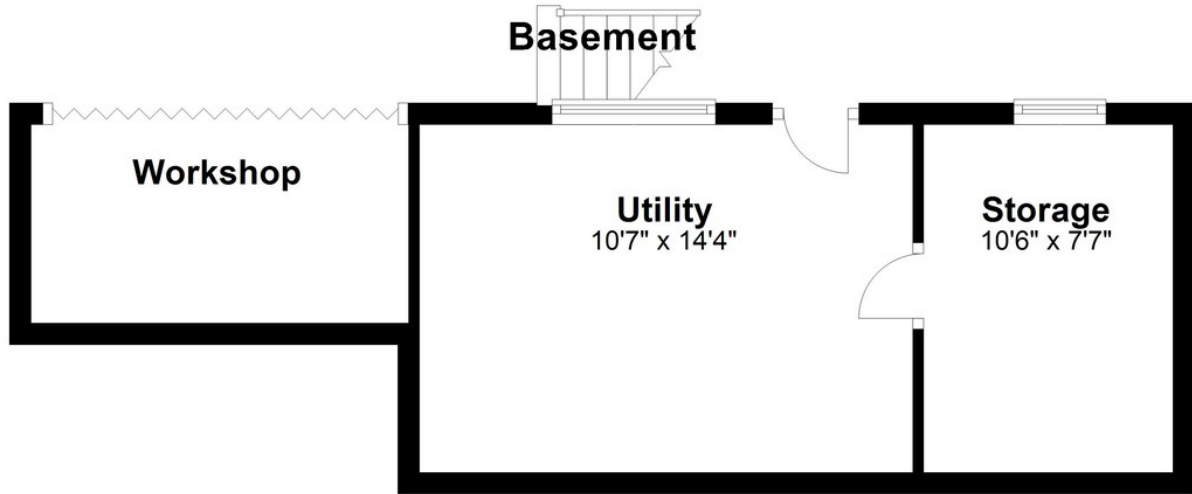
VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

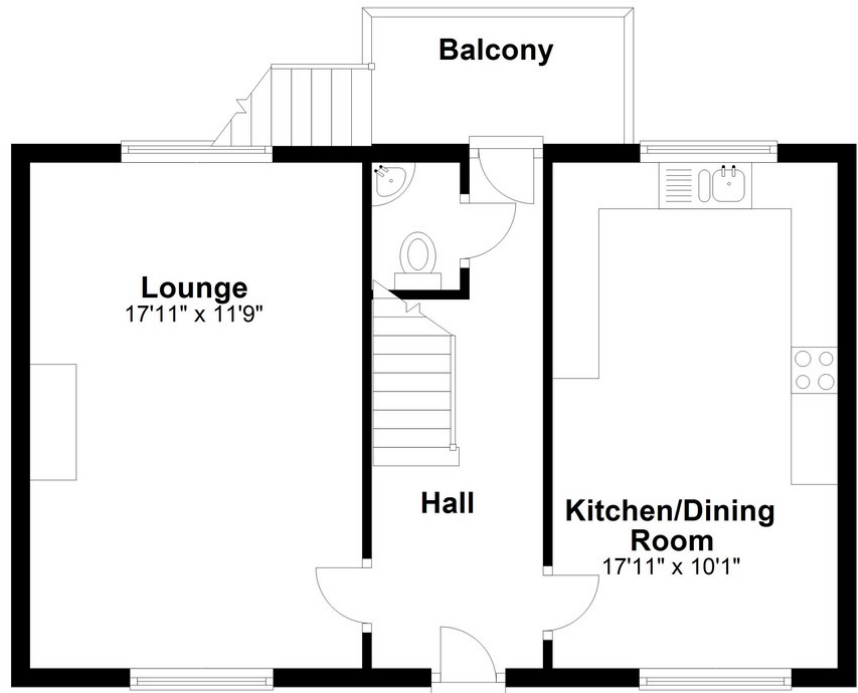
PRICE:

£325,000

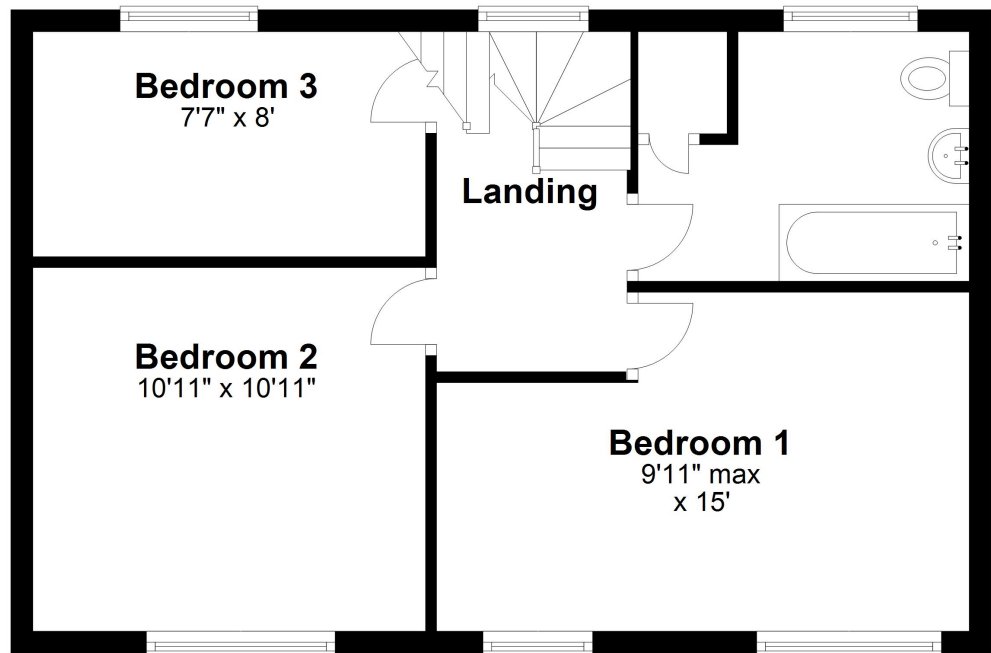




Ground Floor



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.

