



FOR SALE BY PRIVATE TREATY

## SUBJECT TO AN AGRICULTURAL TIE

Very spacious 4 bedroom Bungalow set in a large garden in a delightful edge of rural village location.

### GLENYDD LLANGWRYFON SY23 4HB



Situated off a country lane to the outskirts of Llangwryfon village, about 8 miles south east of Aberystwyth and 3 miles from Llanilar village which has most basic amenities. The semi open plan light and spacious bungalow is of a Scandinavian design being built around a timber frame with brick external walls.

**Planning application number: D1/420/82** – The occupation of the dwelling shall be limited to person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person.

**What3words location: [bravery.swerving.workload](https://www.what3words.com/bravery.swerving.workload)**

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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**

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**(01970) 617179**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **Glenydd, Llangwryfon, SY23 4HB**

### **RECESSED ENTRANCE CANOPY OVER**

#### **HALL**



Double central heating radiator.

#### **TOILET**

Low flush WC: Pedestal wash hand basin. Fitted linen cupboard.

### **WALK IN CLOAK ROOM**

#### **LOUNGE**



**23' x 15' 9" (7.01m x 4.8m)**

Spacious light room approached from hall via glass French doors. Low level window overlooking private sun patio. Propane gas fire. Two double central heating radiators. Inset ceiling lights.

## **KITCHEN/DINING ROOM**

### **DINING AREA**



**13' 6" x 12' 9" (4.11m x 3.89m)**

Stripped pine panelling to ceiling and one wall. Double central heating radiator. Opening into:-

### **KITCHEN AREA**



**10' x 10' (3.05m x 3.05m)**

Pine panelled doors to base and wall units, tiled work top and splash back. Single drainer stainless steel twin bowl sink, mixer tap. Space for slot in electric cooker & fridge.

### **UTILITY ROOM**

**6' 8" x 8' 6" (2.03m x 2.59m)** Double central heating radiator. Plumbing for washing machine. Door to rear garden. Fitted airing cupboards, insulated tank

### **BEDROOM 1**



**13' x 14' 6" (3.96m x 4.42m)**

Double central heating radiator. Fitted wardrobe. Door into toilet:-



## **BEDROOM 2**



**10' x 8' 6" (3.05m x 2.59m)**

Double central heating radiator. Fitted wardrobe.

## **INNER HALL**

Double central heating radiator. Access to loft.

## **BEDROOM 3**



**10' x 13' 4" (3.05m x 4.06m)**

Double central heating radiator. Fitted wardrobe.

## **BEDROOM 4**



**10' x 12' 9" (3.05m x 3.89m)**

Double central heating radiator. Fitted wardrobe.



## **BATHROOM**



**5' 9" x 8' 6" (1.75m x 2.59m)**

Large shower cubicle. Low flush WC: Pedestal wash hand basin. Double central heating radiator. Tiled floor and half tiled walls.

## **OUTSIDE**



Approached via splayed entrance and twin timber swing gates. Fore tarmacadam parking and turning area. Side parking. Apron path to:-

Large rear private sun patio and lawn garden.



## **ATTACHED GARAGE**

**11' 10" x 17' 8" (3.61m x 5.38m)**

Up and over door. Concrete tiled floor, Electric light and power

## **PREFABRICATED DETACHED GARAGE**



## **STEEL CONTAINER STORE**

**20' x 10' (6.1m x 3.05m)**

Side lawn

## **SERVICES.**

Mains electric & water. Private drainage. Electric air source heating. Triple glazing

## **COUNCIL TAX**

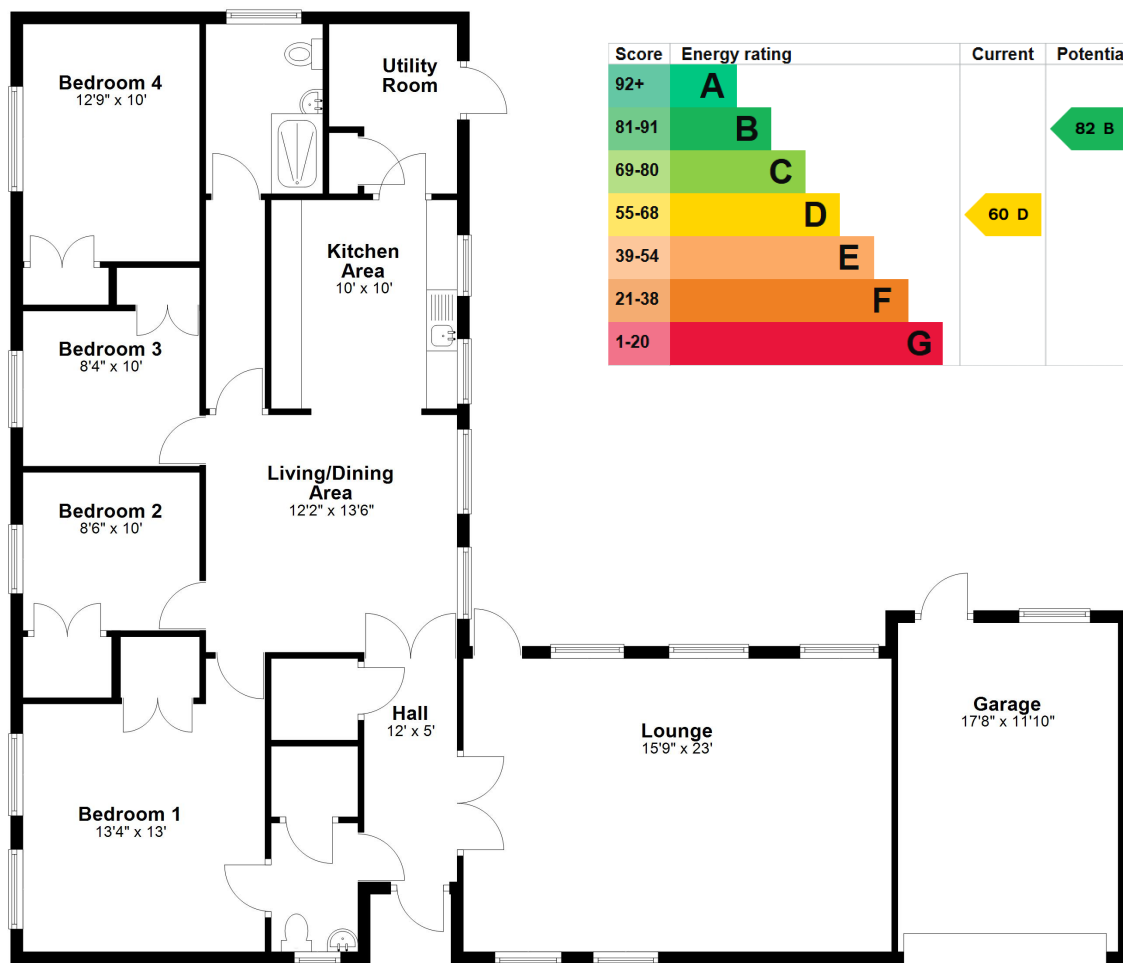
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## **VIEWING**

Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 4HB  
(01970) 617179  
24-hour answer phone

## **PRICE:**

**£280,000**



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.