



FOR SALE BY PRIVATE TREATY

Pleasant sunny position light & airy 2 double bedrooms detached Bungalow with manageable garden & parking. 6 miles east of Aberystwyth. Solar panels, electric air source heating.

SCALARIA
CAPEL BANGOR SY23 3NL



An opportunity to acquire a modestly priced bungalow in a semi-rural setting. Recently decorated throughout. Set off the A44 slightly elevated approached over a narrow bridge up a small track which gives access to two neighbouring bungalows.

Vendor Likes:

Good outlook
Spacious room
Small garden

Agent Likes:

Solar panels
Air source heat
Private parking

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

SCALARIA, CAPEL BANGOR, SY23 3NL

PORCH

ENTRANCE LOBBY

HALL

LIVING ROOM.



6' 2" x 10' 10" (1.88m x 3.3m)

14' 2" x 11' max' (4.32m x 3.35m)

Picture window. Double central heating radiator. Chimney breast with closed off fireplace



12' x 8' 9" (3.66m x 2.67m)

Single drainer stainless steel sink unit. Work top. Wall cupboard. Space for slot in electric cooker and washing machine with plumbing. Double central heating radiator. Airing cupboard housing insulated hot water cylinder. Two fitted larder cupboards. Tiled floor. Door to rear.

BATHROOM



8' x 5' 9" (2.44m x 1.75m)

White suite comprising bath with shower mixer taps, tiled wall surround. Low flush WC: Wash hand basin. Central heating radiator.

BEDROOM 1



12' 3" x 10' 3" (3.73m x 3.12m)

Picture window. Double central heating radiator.

BEDROOM 2 (rear)



10' 5" x 9' 6" (3.18m x 2.9m)

Central heating radiator.

OUTSIDE



Side parking area, concrete apron path around. Fore hedge enclosed lawn area.

SERVICES



Mains electric & water. Septic tank located to front garden. Electric air source heating to wet internal radiators fitted in the last 5 years or so.

COUNCIL TAX

Band 'C'

VIEWING

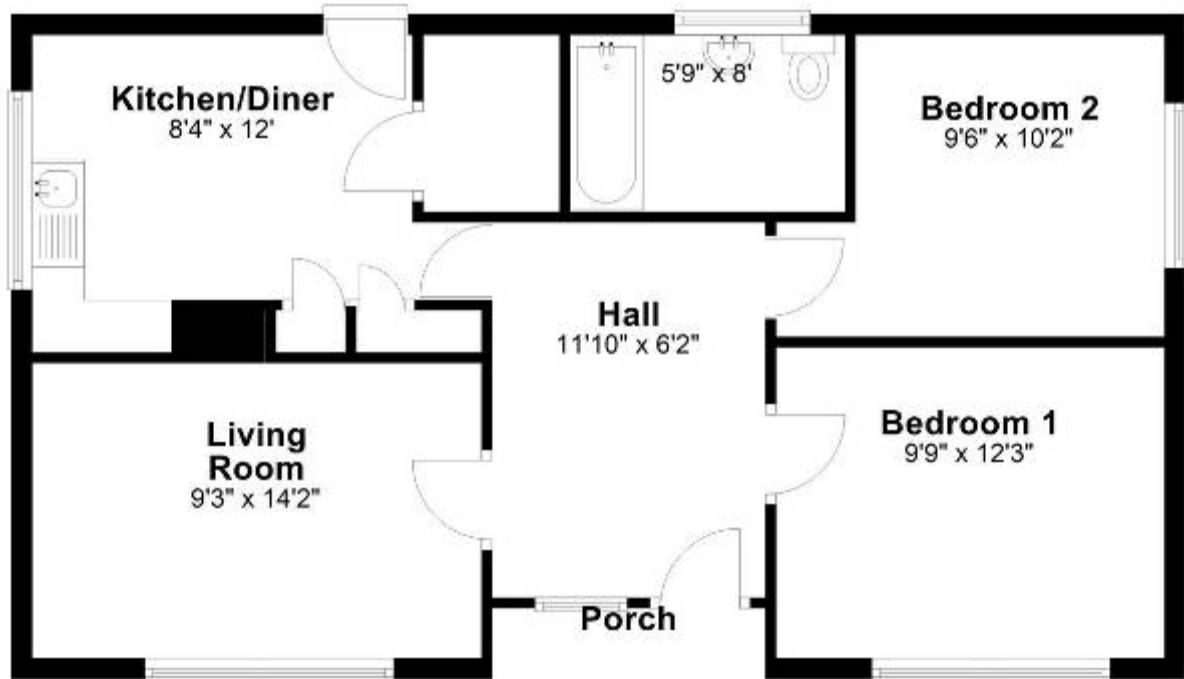
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179

PRICE:

£199,000

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Ground 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.