



## Bow Street

£240,000



### Ceredigion

Presenting the opportunity to own a fantastic 5 bedroom home in Bow Street. Efail Fud offers two large reception rooms, carport for up to two cars and a generously sized garden perfect for the whole family! Situated only 3 miles from Aberystwyth and on a regular bus route, this family home is worth viewing.

- FIVE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- PRIVATE PARKING FOR TWO CARS
- 3 MILES FROM ABERYSTWYTH TOWN
- CHAIN FREE
- NEAR PRIMARY SCHOOL, GARAGE & SHOP

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
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[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

Call 01970 636000 to arrange a viewing



## EFAIL FUD

Located in between the seaside resort of Borth and University town of Aberystwyth, Efail Fud is near all the local prime spots as well as being located next to all the local conveniences Bow Street has to offer. With primary school, butchers, bus routes, post office, football club, fuel station and local shops, you can see why Bow Street is one of the top locations to live in.

## PROPERTY COMPRISES

The property is entered from the side into the porch. Property is heated via gas central heating and all main services are connected. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. Council tax band "C".

## PORCH

7' 6" x 5' 1" (2.31m x 1.57m) Concrete slabs to glazed front door. Windows to front and side. Glass doorway into hallway.

## HALLWAY

18' 0" x 12' 0" (5.51m x 3.66m) On entering the property, one is greeted by masses of space, red carpet, under stair storage and communicating doors to both reception rooms and stairs to first floor. Natural light floods the hallway from the porch and from landing space, creating a warm welcome to the property.

## RECEPTION ROOM

17' 11" x 12' 4" (5.47m x 3.78m) Recently painted this spacious lounge is both light and airy with patio doors to the rear patio and garden. As with the other reception room there is a gas fire with granite surround,

Communicating door to the kitchen.

## RECEPTION ROOM TWO

21' 7" x 9' 10" (6.58m x 3.02m) Situated at the front of the property the first reception room has a stone feature surrounding the gas fire with tiled hearth. In need of some modernising, this room can be transformed into another lounge area or downstairs bedroom depending on what the next owner wishes. Window the the front of the property.

## KITCHEN/DINER

22' 0" x 12' 0" (6.73m x 3.66m) With views overlooking the rear garden, the kitchen diner is a spacious room perfect for big family breakfasts and entertaining. Tiled floor and neutrally painted, the kitchen has been fitted with a range of wooden base and eye level units with roll top laminate work surface in granite effect, composite 1 1/2 bowl sink and drainer with mixer tap. Boasts built in dishwasher, four ring gas burner with extractor hood over. Double electric over, oil fired royal rayburn that also heats the hot water, chest freezer. Range of electrical points. Communicating door to rear porch that leads to WC and rear garden.

## DOWNSTAIRS WC

Low level flush WC, hand wash basin, window to rear.

## FIRST FLOOR

Stairs rise to first floor where the attic can be accessed.



**MASTER BEDROOM**

17' 11" x 9' 8" (5.47m x 2.97m) Good sized double bedroom with window to front. This room is neutrally painted and is ready for the next owner to put their stamp on it.

**BEDROOM TWO**

14' 9" x 8' 2" (4.52m x 2.49m) Currently decorated with yellow walls, this double bedroom provides built in storage and is well lit via two large windows to the front.

**BEDROOM FIVE/STUDY**

7' 10" x 7' 3" (2.41m x 2.21m) Currently utilised as a study, this room has the potential to become another single bedroom. Built in storage and window to side.

**BEDROOM FOUR**

12' 11" x 11' 10" (3.96m x 3.63m) Window to rear and side. This room is currently vibrant and filled with life from the current owner who is an artist. This room has a range of space to fit not only a fitted wardrobe but also a double bed and sofa.

**SHOWER ROOM**

7' 10" x 6' 11" (2.41m x 2.11m) Newly fitted shower room finished to a high standard. Tiled from floor to ceiling. Corner shower unit with Mira electric shower. Low level flush Wc, wash hand basin with mirrored cupboard over. Window to front.









**BATHROOM**

9' 3" x 6' 3" (2.82m x 1.93m) Finished to a high standard with tiling from floor to ceiling, white suite with corner bath, hand wash basin with mirrored cupboard over and low level flush WC.

**BEDROOM THREE**

13' 5" x 11' 10" (4.09m x 3.61m) What used to be a bedroom split for two children. Bedroom three provides fitted wardrobes in the middle of the room to break it up into two spaces. Window to rear.

**OUTSIDE OF PROPERTY**

To the front of the property there is parking for 2 vehicles in the carport. The rear of the property provides a fantastic garden for all the family to enjoy. The garden provides a lawned area with cabin at the back, also patio area with table and chairs.

**VIEWINGS**

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

**IMPORTANT INFORMATION****MONEY LAUNDERING REGULATIONS 2019 -**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

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Plan produced using PlanUp.

### Local Authority

Ceredigion County Council

### Council Tax Band

C

### Energy Efficiency Rating

53

### Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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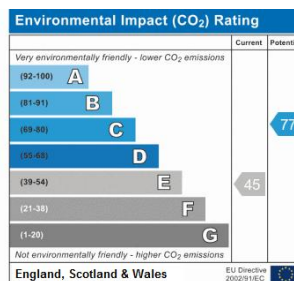
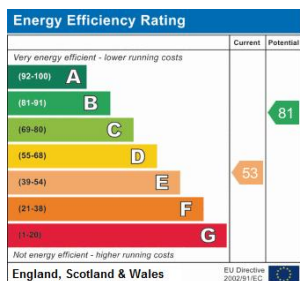
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### Opening Hours

Monday - Friday: 9am -6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

### Contact Us

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