



Nebo

£220,000



### Ceredigion

In the sweet village of Nebo, we present to you this bungalow with three bedrooms including one with its very own ensuite shower room, open plan kitchen/diner, lawned garden area and parking for a number of vehicles, Willow Bank could be the perfect family home.

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- GARDEN TO FRONT & REAR
- VILLAGE LOCATION
- CHAIN FREE
- OIL CENTRAL HEATING

Cambrian Chambers  
Terrace Road  
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Ceredigion  
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Call 01970 636000 to arrange a viewing

## WILLOW BANK

Less than 6 miles to the coastal town of Aberaeron and 12 miles to University town of Aberystwyth, Willow Bank is perfect for anyone wanting to live in a lovely little village away from the hustle and bustle. This bungalow boasts oil fired central heating, large lawned garden, parking for a number of vehicles, three bedrooms including one with its very own ensuite shower room. Why not come take a look for yourself?

## PROPERTY COMPRISES

The bungalow is built of timber frame. All main services are connected. Mains electricity and water with private drainage. Unless expressly stated all rooms have a range of power points and radiators. Willow Bank is heated via oil fired central heating and is double glazed throughout.

## LIVING ROOM

16' 11" x 12' 3" (5.18m x 3.74m) Boasting natural light from the large window overlooking the front. This room is spacious and provides double doors into the dining area.

## KITCHEN

11' 5" x 9' 6" (3.48m x 2.90m) Bright and airy with large window to rear and fitted spot lighting, neutrally decorated with tiled floor, the kitchen with open plan archway into dining area. Willow Bank has a range of fitted base and eye level units with "Indesit" 4 ring electric hob with extractor hood over, built in "Indesit" electric double oven, 1 1/2 bowl sink with mixer tap over, plumbing for dishwasher and integrated fridge. Communicating door to utility.

## UTILITY ROOM

10' 0" x 5' 7" (3.05m x 1.72m) Base and eye level units and plumbing for washing machine. The utility provides sink unit and the free standing oil fired boiler for central heating and hot water. Glazed door to garden area.

## DINING ROOM

16' 11" x 8' 0" (5.18m x 2.46m) Open plan archway to kitchen. Dining area is neutrally decorated with laminate flooring, both practical and stylish. Double doors to living room.

## BATHROOM

9' 6" x 6' 8" (2.91m x 2.05m) Decorated in a purple with part tiled walls, this bathroom comprises a double grip panelled bath, low flush WC, wash basin and separate shower cubicle. Privacy window to rear.

## MASTER BEDROOM

14' 6" x 11' 7" (4.42m x 3.54m) Decorated with green walls and fully carpeted, this room is a true master in terms of its size. Boasting built in storage and its very own en-suite shower room.

## ENSUITE SHOWER ROOM

8' 0" x 6' 2" (2.44m x 1.89m) Part tiled walls, window to rear. This ensuite shower room comprises low flush WC, wash hand basin and shower cubicle.

## BEDROOM TWO

13' 5" x 10' 2" (4.09m x 3.10m) Another room of good proportions and again another room with built in storage. Decorated with lilac walls and fully carpeted.





**BEDROOM THREE**

10' 9" x 8' 1" (3.3m x 2.47m) Neutrally decorated with window to front. Fully carpeted. Another double room.

**OUTSIDE OF PROPERTY**

Willow Bank is entered via private gated entrance onto stoned driveway. The front and side of the property provides a lawned front with mature hedge boundary, it also has parking for a number of vehicles. Paths lead to rear garden where there is a lawned garden, paved seating area, timber garden shed and views onto open fields.









**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.

**VIEWINGS**

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

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## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

## Local Authority

Ceredigion County Council

## Council Tax Band

tbc

## Energy Efficiency Rating

62

## Viewing Arrangements

Strictly by appointment through Alexanders

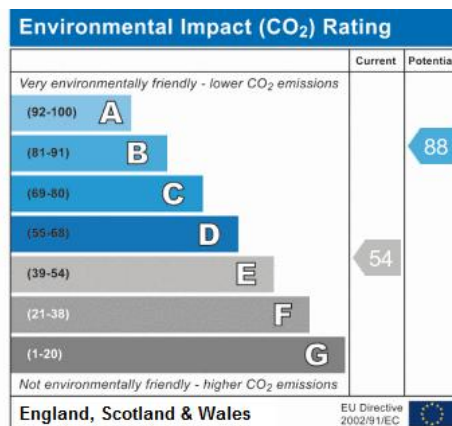
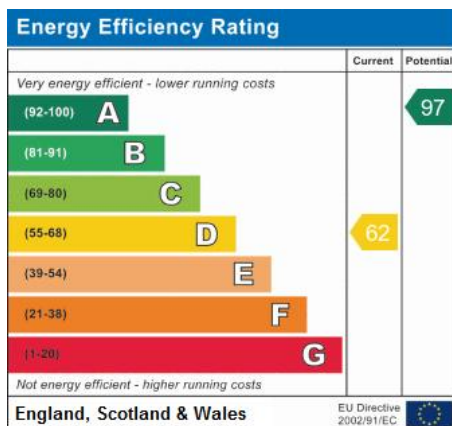
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## Alexanders Residential Sales

Cambrian Chambers  
Terrace Road  
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Ceredigion  
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## Opening Hours

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



## Contact Us

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