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**Drws Y Nant Bow Street, Ceredigion, SY24 5BJ**

**Asking Price £359,950**

This deceptively spacious detached house offers an exceptional living experience over three well-designed floors. With up to 4 generously sized bedrooms, this property is perfect for a large family or could easily accommodate multi-generational living. The flexible layout allows for the possibility of creating a fifth bedroom or dedicated spaces for hobbies and a home office, catering to a variety of lifestyle needs. Drws y Nant boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The grounds surrounding the property include a lovely terrace, ideal for alfresco dining and enjoying the outdoors during warmer months. Additionally, the property features a useful garage workshop, perfect for those who enjoy DIY projects or require extra storage, along with ample parking for residents and guests alike.

Situated in a great location, this home is conveniently close to the train station, making it easy to access Aberystwyth and beyond.

## Location



Situated in the popular village of Bow Street, this property enjoys a tucked away location just a short distance from the local train station, offering convenient transport links to Aberystwyth, Shrewsbury and Birmingham and beyond. The vibrant seaside town of Aberystwyth, with its wide range of shops, restaurants, and cultural attractions, is only a few minutes away by car or train. The nearby villages of Clarach and Borth provide additional coastal charm, with scenic walking routes and beach access. Whether you're commuting, exploring the surrounding countryside, or enjoying the stunning Ceredigion coastline, this location offers the perfect balance of accessibility and natural beauty.

## Front entrance door

To:

## Hallway



With radiator, timber effect flooring and access to understairs storage area.

## Office / Bedroom / Potential Bathroom

12'1 x 8'2 (3.68m x 2.49m)



We are informed there is plumbing for a W.C. in situ. With radiator and front window.

## Dining Room / Bedroom

15'5 x 12'3 (4.70m x 3.73m)



With front window and feature coving.

## Stairs to First Floor

## Landing / Study Area

With radiator.

### Kitchen - Dining Room

23 x 11'7 overall (7.01m x 3.53m overall)



Having double aspect windows, a modern range of kitchen units at base and wall level providing extensive storage units and work surfaces incorporating one and a half bowl sink unit, space for dishwasher, Range with cooker hood over, plumbing for automatic washing machine and rear entrance door.

### Living Room

15'4 x 12'4 (4.67m x 3.76m)



With ceiling coving, two radiators and double aspect windows having attractive views down the valley.

### Ensuite Bedroom

12'1 x 10'3 (3.68m x 3.12m)



With rear window, radiator and door to ensuite shower room.

### Ensuite Shower Room



Having shower cubicle, toilet, wash handbasin, heated towel rail and extractor fan.

### Stairs to Second Floor

#### Landing

With built-in wardrobes having sliding doors.

#### Bedroom 1

12'10 x 14'7 (3.91m x 4.45m)



With side window having lovely views and a Velux roof window.

## Bathroom



With bath having shower unit over, wash handbasin, toilet and a Velux roof window.

## Bedroom 2

11'7 x 6'8 (3.53m x 2.03m)



With Velux roof window.

## Externally



One of the main features of this property is the extensive gardens and grounds with gravelled forecourt providing ample parking. The gravelled forecourt is subject to a right of access to the adjoining property. This leads to a useful detached garage. To the rear of the property are level and sloping gardens mainly laid to lawn with a lovely feature terrace over the garage and further rear patio area.

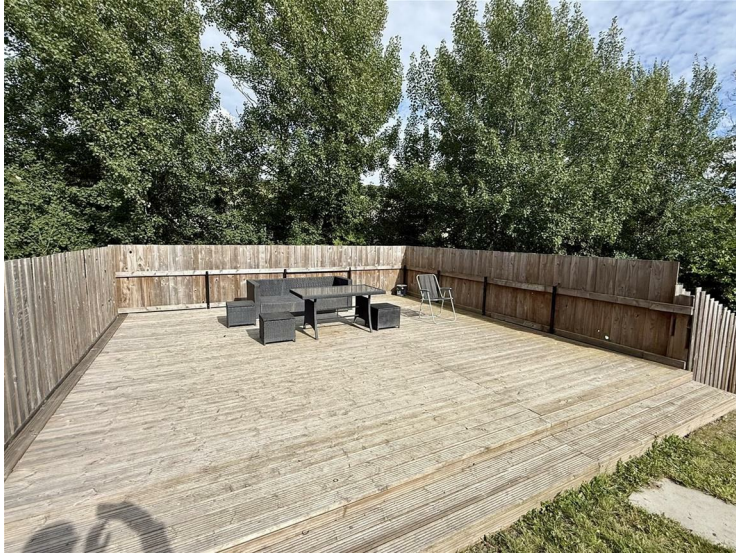
## Detached Garage

19'5 x 18 (5.92m x 5.49m)



With roller shutter door and power connected. This provides large amenity space, either as a large garage and workshop as it is currently used, or with potential for home gym, office etc.

## Feature Terrace



## Services



We are informed that the property is connected to mains water, mains electricity, mains drainage, mains gas with gas fired central heating (replacement boiler was provided some 2 years ago, we are informed with the remainder of a 10 year Worcester Bosch guarantee), telephone subject to BT transfer regulations and Fibre broadband connected.

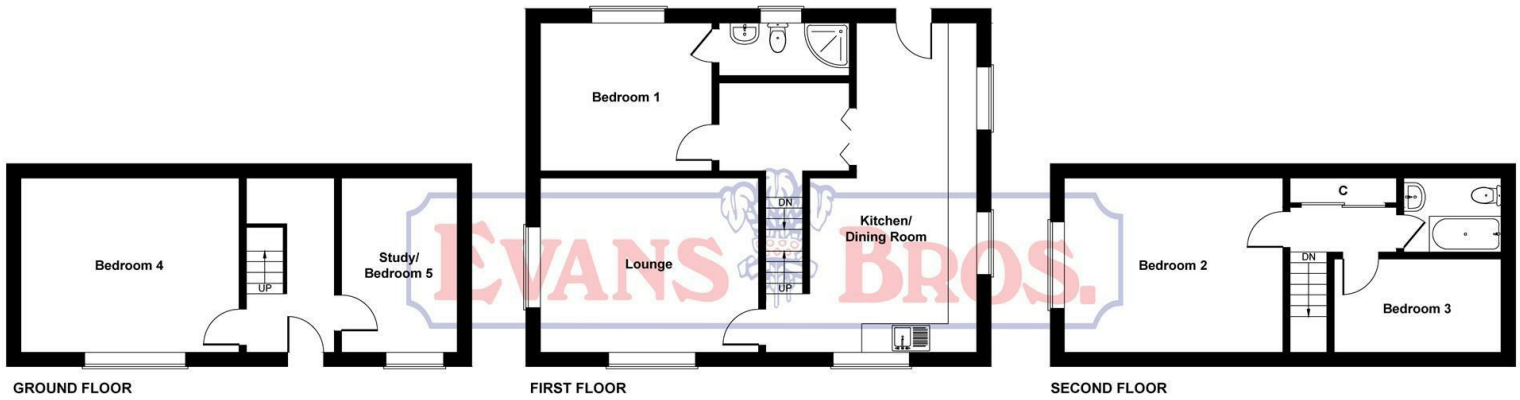
## Directions

From Aberystwyth, take the A487 north into the village of Bow Street and after passing The Welsh Black public house, take the next left hand turning onto the Clarach road. Turn left again and bear left until Drws y Nant can be found on the left hand side.

## Council Tax Band D

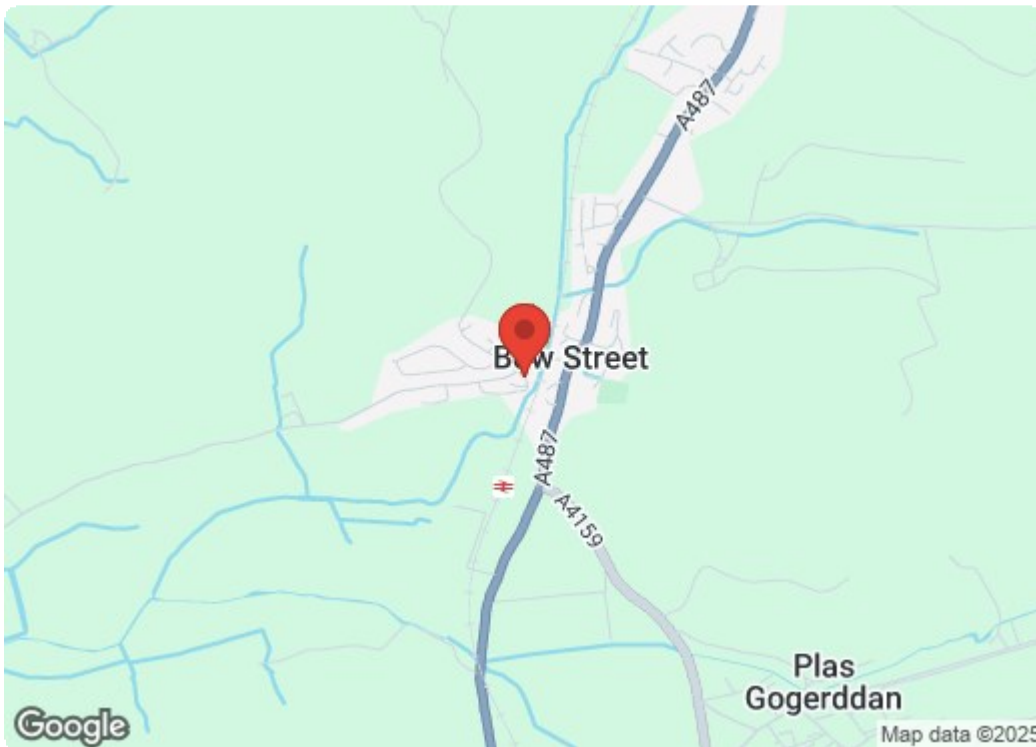
Amount payable for 2025/2026 being £2403.29

### Drws Y Nant



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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