



**Llys Aeron Penygarn,
Bow Street SY24 5BQ
Guide price £185,000**



FOR SALE BY PRIVATE TREATY

A well presented 2 bedrooomed property with rear garden and off-road parking

LLYS AERON
PENYGARN
BOW ST
ABERYSTWYTH
CEREDIGION
SY24 5BQ

The cottage abuts the main throughfare in the heart of the village convenient to all local amenities on offer which include general stores, public houses and primary school. There is a railway station at the southern edge of the village for ease of access to Aberystwyth which is but 4 miles to the south.

Llys Aeron provides for 2 bedrooomed accommodation and is well looked after throughout. There is a good size garden to the rear of the property. Heating is by means of night storage heaters and the windows are double glazed.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band C

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

VIEWING

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Llys Aeron provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with passageway to inner hallway and doors to

LIVING ROOM

16'4 x 12'8 (4.98m x 3.86m)



with an attractive stone fireplace with display shelving. Exposed beamed ceiling, night storage heater, wall lights and 2 windows to fore.

INNER HALLWAY

with stairs to first floor accommodation, under stairs storage cupboard and door to

KITCHEN

12'6 x 11'7 min (3.81m x 3.53m min)



DOUBLE BEDROOM 1

11'8 x 10'2 (3.56m x 3.10m)



BATHROOM

8'8 x 7'9 (2.64m x 2.36m)



Comprising single drainer stainless steel sink unit with mixer tap, base units with fitted electric cooker and 4 ring hob. Appliance spaces, eye level units with extractor fan, night storage heater, feature exposed beam. spotlights and tiled splash backs. 2 windows to rear and door to side.

with fitted cupboard, night storage heater, velux window and window to rear. Part exposed wooden floor.

comprising bath with shower over and screen. Wc and wash hand basin, heated towel rail, shaver point and light, part tiled and velux window.

SMALL UTILITY ROOM

6' x 3'1 (1.83m x 0.94m)

with velux window and plumbing for automatic washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

with velux window, storage cupboard, large airing cupboard and doors to

DOUBLE BEDROOM 2

17'7 x 12'2 (5.36m x 3.71m)



with part sloping head room, exposed wooden floor, night storage heaters and 2 windows to fore.

EXTERNALLY



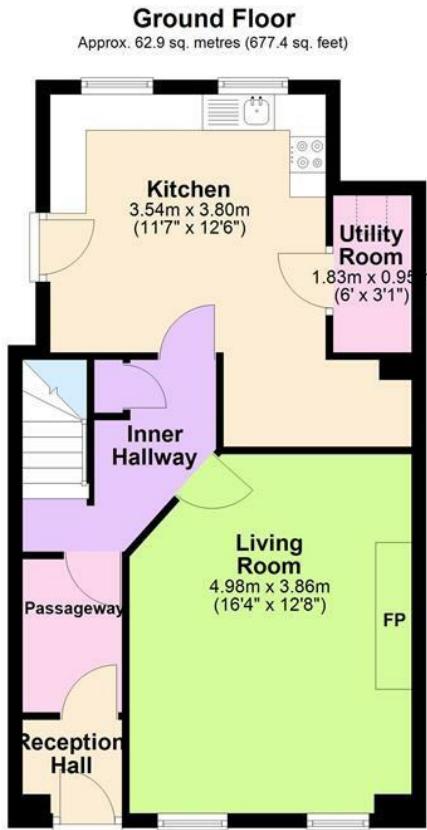
Off road parking for small vehicle to the fore.
Enclosed rear garden with part paved area and
garden shed (see photo's).



DIRECTIONS

WHAT3WORDS – lime.nourished.cards

From Aberystwyth proceed North to Bow St. The property is on your right-hand side just before the Chinese take away and the village hall.

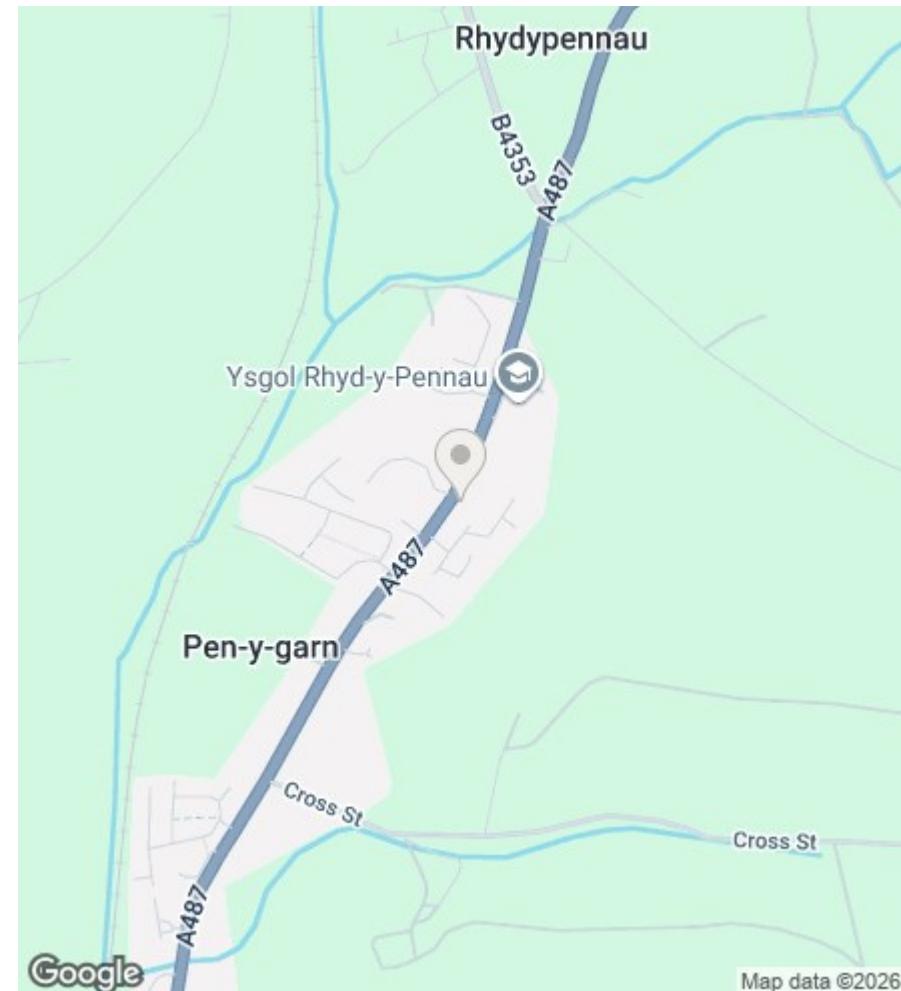


Total area: approx. 109.6 sq. metres (1180.0 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Llys Aeron, Penygarn, Bow Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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