



**Maesyfedwen Lon Glanfred, Llandre**  
**Bow Street Ceredigion SY24 5BY**  
**Guide price £285,000**





### Located in a popular residential area

a detached 4 bedroomed dormer bungalow together with ample off road parking and large rear garden.

Lon Glanfred enjoys a semi rural edge of village location and this spacious property forms part of the ribbon development along this lane.

The nearby village of Bow Street has a good range of local amenities to include, Primary School, general stores, garage and public houses. There is a railway station at Bow Street for ease of access to Aberystwyth which is only 5 miles travelling distance to the South. The Coastal resort of Borth is also nearby.

Properties in this desirable area sell quickly therefore please arrange an early inspection to avoid disappointment.

### TENURE

Freehold.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating. Double glazing.

### VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Maesyfedwen provides for the following accommodation. All images have been taken with a wide angle lens digital camera. All room dimensions are approximate.

### FRONT ENTRANCE DOOR

With glazed side panel to

### RECEPTION HALLWAY

With stairs to first floor accommodation, airing cupboard with radiator and door to

### LOUNGE

13'8 x 14'9 (4.17m x 4.50m)



With window to fore & side, 2 radiators and feature fireplace on a slate hearth.

### LARGE KITCHEN/DINING ROOM

25'1 x 13'8 (7.65m x 4.17m )



Comprising brick fireplace with heating range on a slate hearth. Stainless steel double bowl sink unit with mixer tap, stainless steels base units and worktops. Grant free standing oil fired central heating boiler. Window to rear & side, tiled floor and feature exposed beam ceiling. Stainless steel extractor hood.



### FRONT BEDROOM 1

10'5 x 12'4 (3.18m x 3.76m )



With window to fore, radiator and telephone point.

### BEDROOM 2

12'6 x 10'3 (3.81m x 3.12m )



With window to side and radiator.

### BATHROOM

7'6 x 6'4 (maximum) (2.29m x 1.93m (maximum))



Comprising low level wc, bath with Triton shower over and pedestal washand basin. Heated towel

rail, wall mounted fan heater and extractor fan. Fully tiled, obscured window to rear.

### FIRST FLOOR

Landing with under eaves storage and doors to

### BEDROOM 3

14'4 x 12'5 (4.37m x 3.78m )



With window to side, under eaves storage and radiator. Airing cupboard with copper hot water cylinder.



## BEDROOM 4

12'5 x 10'5 (3.78m x 3.18m )



With window to side and radiator.

## EXTERNALLY



Tarmacadmed driveway leading to large front vehicular hardstanding.

Paved patio area, large lawned rear garden down to lawn with greenhouse, trees and shrubs.



## GARDEN SHED 1

8'8 x 8'8 (2.64m x 2.64m)

## GARDEN SHED 2

15'7 x 8'4 (4.75m x 2.54m)

## DIRECTIONS

From Aberystwyth proceed North on the A487 trunk road to Bow Street. On the Northern edge of the village (rear garage) turn left towards Borth (Signposted) and proceed through Llandre. Take the last turning right (just before Railway bridge) on to Glanfred lane and Maesyfedwen is the first property on the right hand side just after Clos Y Ceiliog also on your right.

