



**Ynyswen Pentre Isaf, Llanrhystud**  
**Aberystwyth Ceredigion SY23 5DB**  
**Guide price £275,000**





**A commodious detached 3 bedroom**  
bungalow with garage and large garden.

Ynyswen is well situated in the heart of the village within level walking distance of all local amenities which include post office, general stores/ garage, primary school and public house. The market town of Aberystwyth is some 9 miles travelling distance to the north and the Georgian harbour town of Aberaeron is a similar distance to the south. There is a regular bus service to both aforementioned towns together with a good range of amenities.

Ynyswen has been extended (see floor plan) and the existing attached garage can be converted to further accommodation subject to the necessary consents being obtained. The bungalow is double glazed and benefits from oil fired central heating and has been well looked after by the vendors.

The bungalow is within level walking distance of all amenities that are available at the village which include post office, garage/ general stores, public house & primary school. There is a regular bus service to the Georgian harbour town of Aberaeron which is some 7 miles travelling distance to the south and the university and market town of Aberystwyth which is some 9 miles or so to the north.

**TENURE**

Freehold

**SERVICES**

All mains services are connected. Oil fired central heating.

**COUNCIL TAX**

Band

**VIEWING**

Strictly by appointment with the sole selling agents; Aled Ellis & CO, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

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

**FRONT ENTRANCE DOOR TO**

**RECEPTION HALLWAY**

with radiator and access to roof space. Door to

**LOUNGE**

14'9 x 10'9 (4.50m x 3.28m)



with window to fore, marble feature fireplace with wooden mantle and surround. Radiator.

**KITCHEN/ DINING ROOM**

15' x 10'5 (4.57m x 3.18m )



comprising base units with single drainer stainless steel sink unit with mixer tap, worktops over and cooker point. Eye-level units, built-in Bosch electric cooker with four in hob over. Airing cupboard with copper hot water cylinder, splashback' s, radiator and door to garage.



**SECONDARY LOUNGE**

18' x 12'2 max (5.49m x 3.71m max)



with feature fireplace with wooden mantle and surround. Radiator and window to rear. Door to





**CONSERVATORY**  
11'9 x 7'3 (3.58m x 2.21m )



with tiled floor and door to garden.

**INNER HALLWAY**  
with doors to

**BEDROOM 1**  
8'6 x 8'3 (2.59m x 2.51m )



with radiator and window to fore.

**BEDROOM 2**  
11'1 x 12' (3.38m x 3.66m )



with radiator and window to fore

**BEDROOM 3**  
9'7 x 12' (2.92m x 3.66m)



with radiator and window to rear.

**BATHROOM**  
5'6 x 8'5 (1.68m x 2.57m )



comprising bath with Triton shower over, WC and wash hand basin setting for bathroom furniture. Tiled floor, part tiled walls and radiator

### SHOWER ROOM

3'7 x 5'4 (1.09m x 1.63m )



comprising shower with Myra shower, splashback's and extractor fan.

### EXTERNALLY

Front driveway leading to

### ATTACHED GARAGE

10'4 x 20'4 (3.15m x 6.20m )

with a panel up and over door. Free-standing oil fired central heating boiler and door rear.

### FRONT LAWN GARDEN AREA

with shrubs and lawn. Side pedestrian path leading to

### LARGE REAR GARDEN

with paved patio area, lawn, shrubs and borders. Garden shed and oil tank.

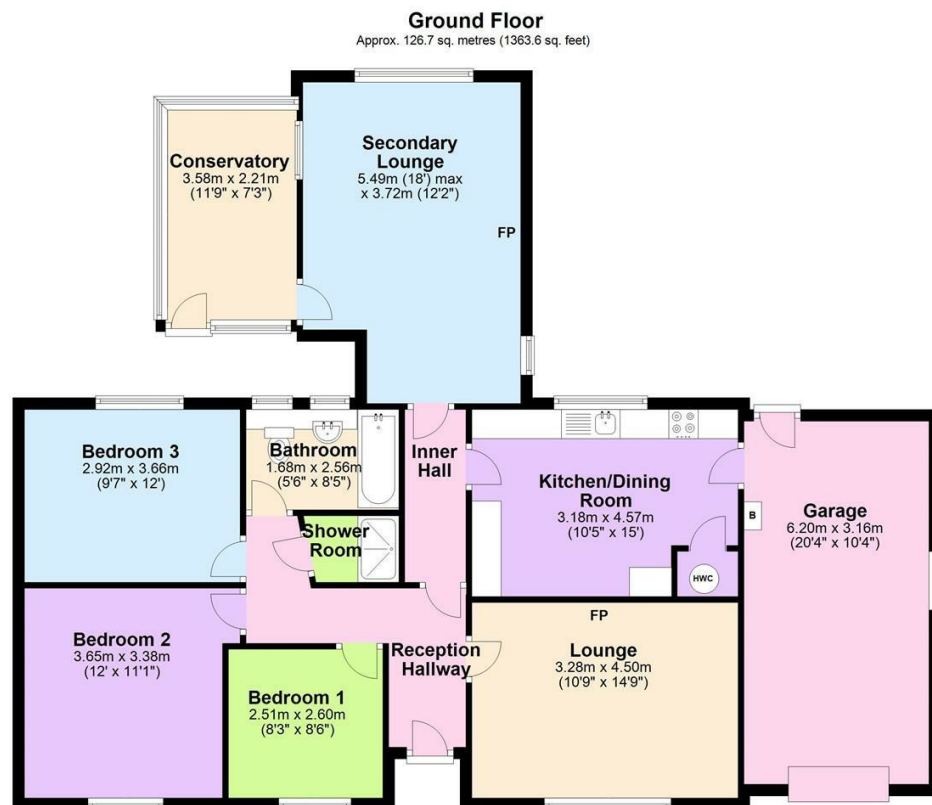
### DIRECTIONS

From Aberystwyth take the A487 coastal trunk Road South for approximately 12 miles to Llanrhystud In the heart of the village passing the 2nd bus stop on the left hand side, take the turning left for Pentre Isaf estate (just before the memorial hall) and Ynyswen is the 2nd property on the right hand side.





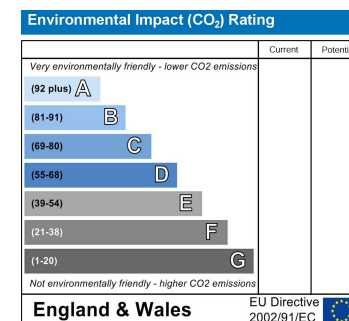
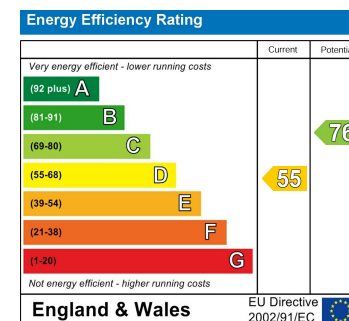
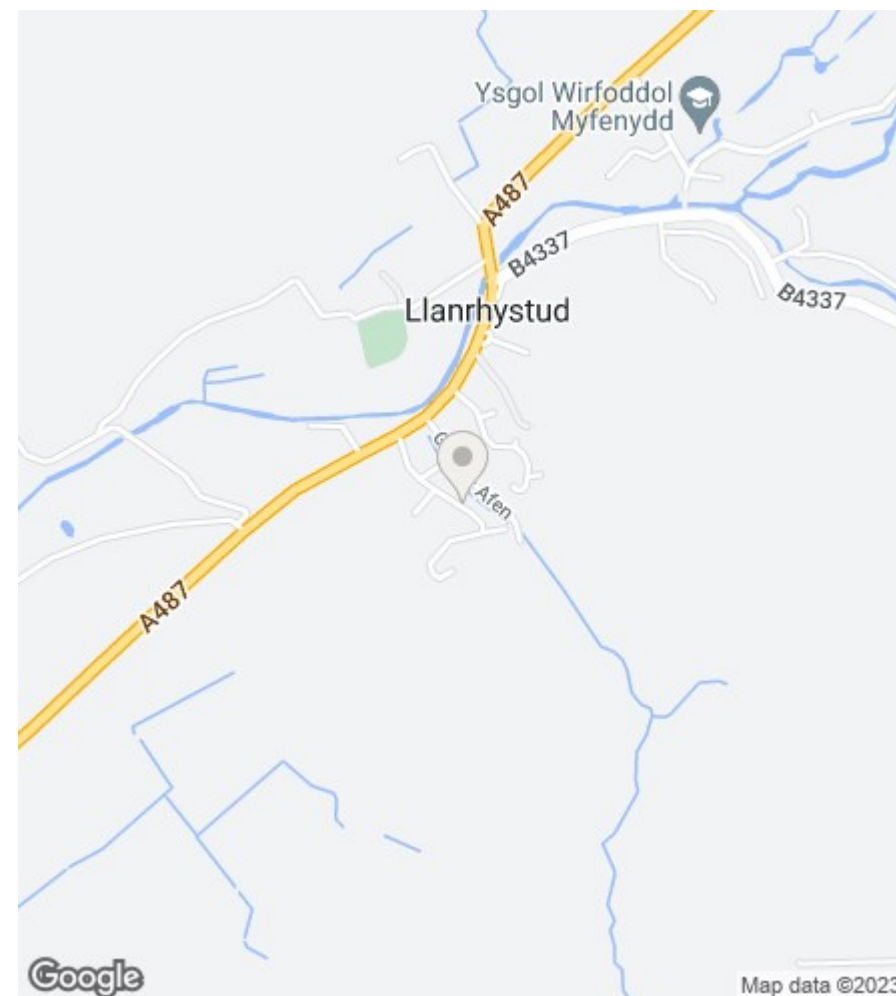




Total area: approx. 126.7 sq. metres (1363.6 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Ynyswen, Pentre Isaf, Llanrhystud**



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