



**Glyn Carne , Llangwyryfon
Aberystwyth Ceredigion SY23 4SP
Guide price £335,000**



For sale by private treaty

A spacious detached 3 bedrooomed bungalow situated in the heart of the village.

The bungalow provides for commodious accommodation as highlighted on the floor plan. The master bedroom has the benefit of ensuite facilities and there is a conservatory extension to the rear. The integral garage may be incorporated as additional accommodation subject to the necessary consents. The large garden has ample off road parking and is well stocked with trees and shrubs.

The village of Llangwyrfon is located 9 miles inland from Aberystwyth. There is a primary school at the village and places of worship. Aberystwyth has a good range of local and national retailers on the high street and edge of town development. Major employers include The University, National Library of Wales and Bronglais Hospital. Glyn Carne is well presented but is need of modernisation. The accommodation is commodious and is well worthy of inspection.

TENURE

Freehold

SERVICES

Mains water and electricity. Electric heating. Shared private drainage. Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band E

VIEWING

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

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.

Glyn Carne provides for all the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens.

COVERED PORCH WITH

Front entrance door to

RECEPTION HALLWAY

Night storage heaters, access to roof space, storage cupboards. Doors to

LIVING ROOM

14'8 x 17'6 (max) (4.47m x 5.33m (max))



With windows to fore and side. Brick fireplace with heating range, shelving, cupboard to each side.



DINING ROOM

14'1 x 10'1 (4.29m x 3.07m)



Window to side, laminated floor, night storage heater and sliding patio doors to



KITCHEN
13'5 x 6'6 (4.09m x 1.98m)



BEDROOM 1
9'5 x 9'7 (2.87m x 2.92m)



CONSERVATORY
11'1 x 16'7 (3.38m x 5.05m)



Comprising of 1½ bowl sink unit with mixer tap. Fitted base and eye level units with electric cooker and concealed fridge and freezer. Cooker point, extractor fan, part tiled walls, breakfast bar, laminated floor and window to rear.

Window to fore, bedroom furniture and slimline heater.

BEDROOM 2
9'8 x 12'9 (2.95m x 3.89m)



Window to fore, bedroom furniture and fitted wardrobes.

French doors and door to rear garden, tiled floor.

BEDROOM 3 (MASTER)

9'9 x 16'2 (2.97m x 4.93m)



Slimline heater, door to fore and door to

EN SUITE SHOWER ROOM

7'4 x 3'9 (min) (2.24m x 1.14m (min))



Comprising of Shower cubicle, wash handbasin, WC, fully tiled, extractor fan, heat/light unit.

BATHROOM

6'4 x 10'8 (1.93m x 3.25m)



Comprising of Bath with mixer tap, wash handbasin, WC, fully tiled, extractor fan, heat/light unit. Large airing cupboard.

INTERGRAL GARAGE

12'4 x 18'1 (3.76m x 5.51m)

Door and window to side, up and over door.



OUTSIDE WC



Wash handbasin.

UTILITY ROOM

7'9 x 9'2 (2.36m x 2.79m)



Window to rear, double drainer sink unit. Plumbing for white goods, night storage heater, worktops.

EXTERNALLY

Tarmacadammed vehicular hardstanding to fore and side. Rear paved patio, garden shed and greenhouse. Steps up to lawned garden. Front garden. The garden is well stocked with trees, fruit trees and shrubs.

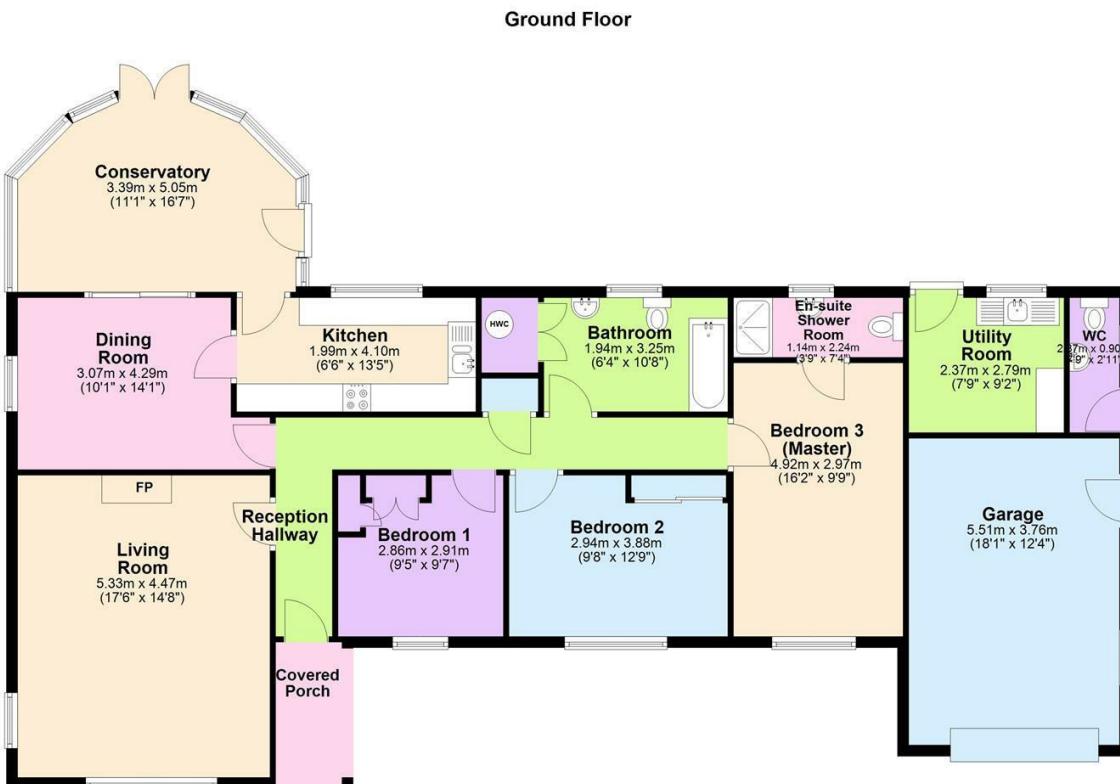


DIRECTIONS

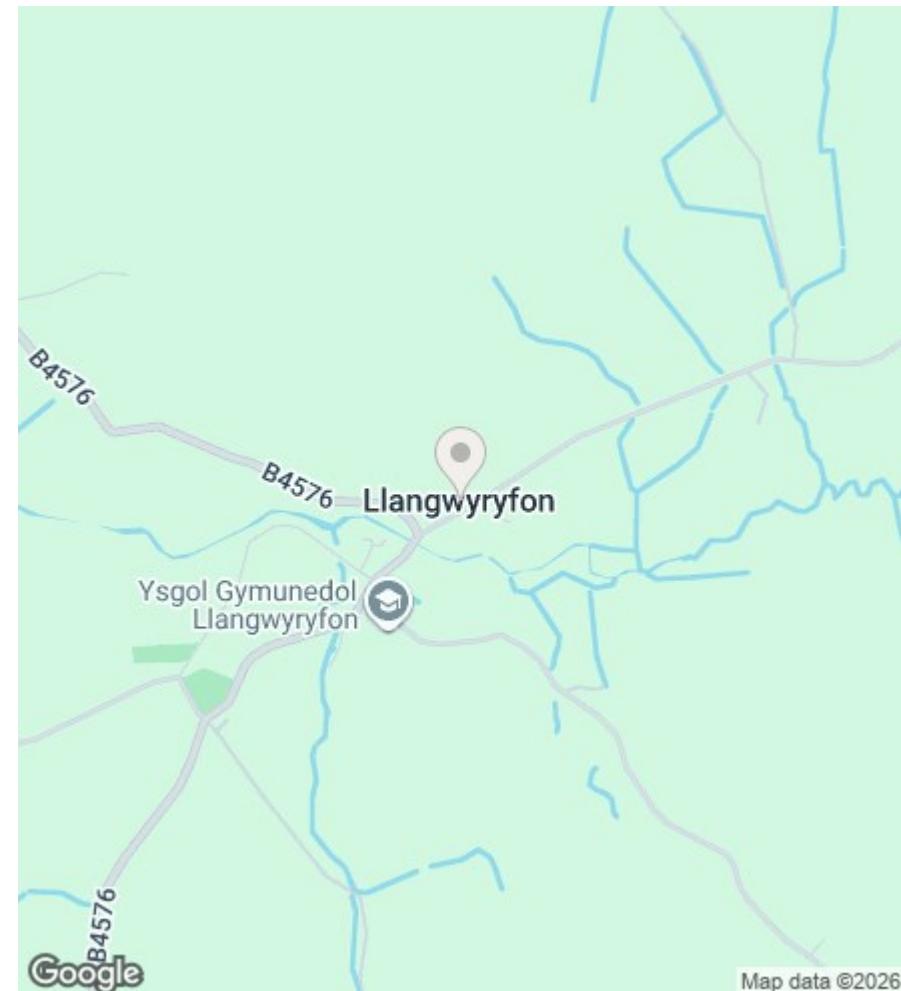
What3words:// ///elevator.tugging.completed
From Aberystwyth take the A487 trunk road south to Llanfarian. Turn left on to A485 Tregaron road and proceed for 2 miles before turning right at Abermad on to B4576 Llangwyryfon road. At the village take the turning left as you enter the village and the property is the first property on the left hand side.







Glyn Carne, Llangwyryfon, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			

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