



2 Bedroom convenient Detached Bungalow comfortable and easy to manage.

Bron Heulog Penrhyncoch

Aberystwyth, Ceredigion. SY23 3EH

ASKING PRICE:£237,500

www.iestynleyshon.com



Bron Heulog, Penrhyncoch, Aberystwyth, SY23 3EH

Bron Hauog is an attractive and conveniently situated detached two-bedroom bungalow, occupying a pleasant position within the popular village of Penrhyncoch, approximately four miles from the University town and seaside resort of Aberystwyth. The village provides a good range of everyday amenities and local facilities, whilst the surrounding area offers easy access to the beautiful Mid Wales countryside. Aberystwyth is readily accessible by road, providing an excellent range of social, educational, shopping and recreational facilities together with railway and bus services. The property was constructed during the late 1970s/early 1980s using a traditional method of construction with an inner skin of timber-frame with an attractive facing brick outer skin.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property has been designed with low-maintenance living in mind and benefits from uPVC double-glazed windows and doors, uPVC fascias and soffits and a practical detached garage.

Ground Floor Only

Side entrance door leading to:

Storm Porch

With door to:

Reception Hallway m x m

With boiler cupboard housing Worcester oil fired boiler which heats hot water and central heating, Electric meters and consumer units. Doors to:

Lounge m x m

With solid fuel stove fire. Panel radiator single power point and two twin power points. Sliding patio door to:

Lean to Conservatory m x m

Built with lower block walls with uPVC double glazed upper parts under a poly carbon roof. Three twin power points. Twin power point.

Kitchen 3.88m x 3.00m

With hand crafter fitted units comprises of seven base cupboards four drawer cupboards two pan drawers. Mid mounted electric oven. Four ring LPG fired hob. Work tops above incorporating single drainer sink with rinse bowl. Pantry cupboard with fitted shelves. Two linen cupboards. Door to:

Internal Hall

With panel radiator and doors to:

Shower room

With shower cubicle. Vanity wash hand basin. Low flush W.C. Extractor fan. Panel radiator.

Main Bedroom 3.48m x 2.93m

With window to rear. Two twin power points Double panel radiator. Range of knotty pine fitted bedroom furniture to include two double wardrobes and a central chest of drawers.

Front Bedroom 3.49m x 3.00m

With window to front. Panel radiator. Power points.

Outside

To Front: Tarmacadam driveway with parking area and leading to:

Detached Garage 5.10m x 2.86m

Brick built with up and over garage door and pedestrian access door to side.

Garden

Lawn garden to front side and rear for easy maintenance.

Services

Mains electric, Water and drainage. Oil fired Central heating system. Council Tax Band D

General

Bron Haul represents an appealing opportunity to acquire a well-presented and easily managed detached bungalow in a convenient village setting. With its comfortable two-bedroom accommodation, conservatory, generous parking and detached garage/workshop, the property offers a particularly practical home for couples, those looking to downsize, or purchasers seeking convenient single-storey living within easy reach of Aberystwyth. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

