

Detached 3 bed bungalow in popular village location/potential redevelopment project. Wonderful outlook over the adjoining countryside. Blaenplwyf. Near Aberystwyth. West Wales.



Geryllan, Blaenplwyf, Aberystwyth, Ceredigion. SY23 4DG.

£150,000

R/4184/RD

** 3 bedroom detached bungalow ** Countryside views ** Central village location ** In need of modernisation ** Deceptively spacious accommodation ** Early prefabricated bungalow ** Potential for replacement dwelling or building plot (stc) ** 10 minutes drive to Aberystwyth ** Likely Cash buyers only due to form of construction & condition of property**

The property is situated within the village of Blaenplwyf along the A487 Aberystwyth road. There is a community shop within the village and a primary school in a nearby village of Llanfarian. The property lies on the A487 with excellent public transport connectivity to Aberystwyth. The university town of Aberystwyth offers a good level of local amenities and services including primary and secondary schools, 6th form college, university, regional hospital, network rail connections, retails parks, supermarkets, industrial estates and large scale employment opportunities.



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ACCOMMODATION

Front Entrance

uPVC entrance door into front porch with floor to ceiling windows overlooking the adjoining countryside and garden and glass panel door into:



Reception Hallway

With airing cupboard and connecting door into:



Front Living Room

14' 2" x 12' 3" (4.32m x 3.73m) with tiled fireplace with timber surround, dual aspect windows to front and side overlooking the adjoining countryside, multiple sockets, radiator.



Front Bedroom 1

10' 0" x 12' 9" (3.05m x 3.89m) double bedroom, window to front overlooking garden and countryside to distance, electric heater, multiple sockets.



Rear Bedroom 3

9' 8" x 7' 3" (2.95m x 2.21m) with window to side, radiator, multiple sockets.



Bathroom

6' 0" x 7' 0" (1.83m x 2.13m) In need of modernisation with panel bath, single wash hand basin, WC, radiator, rear window.



Bedroom 2

8' 8" x 12' 8" (2.64m x 3.86m) double bedroom, window to side, radiator, multiple sockets.



Sitting Room

12' 2" x 12' 3" (3.71m x 3.73m) with feature modern log

burner on slate hearth with oak mantle over, 2 x radiator, multiple sockets. Connecting door into:



Dining Room

16' 9" x 10' 3" (5.11m x 3.12m) (max.) 'L' shaped dining room in nature with windows to rear and side and front window overlooking the garden, external pedestrian door.



Kitchen

21' 1" x 8' 5" (6.43m x 2.57m) (max.) in need of replacement but benefiting from base and wall units, sink and drainer unit,

radiator, window to rear garden and side.





EXTERNALLY

To Front

The property is approached from the adjoining A487 into a tarmacadam driveway and forecourt with space for 2+ vehicles to park leading through to:



Garage

15' 8" x 10' 3" (4.78m x 3.12m) of concrete panel construction with fuel store shed to rear.





Front Garden Area

With mature planting and shrubs to borders overlooking the countryside below.



To Side

A large gravel area leading down to lower front garden with Glasshouse.



To Rear

Footpath runs along the rear of the property with its boundary with the adjoining agricultural fields.



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

Services - The property benefits from mains electricity, water and drainage.

Tenure - Freehold


Council Tax Band - E.



Directions

From Aberystwyth head on the A487 trunk road heading south travelling through the villages of Rhydyfelin, Llanfarian and next into Blaenplwyf. As you enter the village you will pass a row of semi-detached homes on your right hand side and the property is located immediately after on the right hand side as identified by the Agents' for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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