

*A pleasant 3 bed semi-detached. Set in convenient village location. Bow Street. Nr Aberystwyth.  
Cardigan Bay. West Wales.*



**54 Bryncastell, Bow Street, Ceredigion. SY24 5DF.**

**£237,000**

**R/4454/RD**

**\*\*Pleasant 3 bedroom semi-detached dwelling \*\* Side garage \*\* Modern standard of living accommodation \*\* Ideal family home  
\*\* Private rear garden \*\* Walking distance to village amenities \*\* Private cul-de-sac \*\* Views over the countryside \*\* Short drive  
to Aberystwyth town \*\* Train station \*\***

The property is situated within the village of Bow Street sitting on the fringes of the strategic mid Wales town of Aberystwyth.

Bow Street offers a good level of local amenities and services including nearby Rhydypennau primary school, village mini supermarket and post office, places of worship, excellent sporting and leisure facilities and newly formed Bow Street railway station. Nearby Aberystwyth offers a regional hospital, university, traditional high street offerings, promenade, retail parks, supermarkets, industrial estates, Welsh Government and local authority employment opportunities.



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## GROUND FLOOR

### Entrance Hallway

1.5m x 1.3m (4' 11" x 4' 3")

Entered via door to front, stairs to first floor, cloak cupboard, single panel radiator, telephone point, door to;

### LIVING ROOM

4.22m x 3.9m (13' 10" x 12' 10") Two single panel radiator, window to front elevation, TV point, door to;



### KITCHEN / DINER

4.85m x 2.97m (15' 11" x 9' 9") Fitted with a range of wall and base units, rolltop work surfaces over, 1½ bowl stainless steel sink and drainer, 5 ring gas hob with stainless steel extractor fan over, built-in Hotpoint electric oven, space for free standing fridge/freezer, tiled splashbacks, understairs storage cupboard, single panel radiator, tiled flooring, double French doors opening out onto rear garden, double glazed window to rear elevation, integral door to;



## FIRST FLOOR

### LANDING

Double glazed window to side elevation, attic hatch, doors to;

### MASTER BEDROOM

3.78m x 2.97m (12' 5" x 9' 9") Point, stripped wooden flooring, single panel radiator, double glazed window to rear elevation with views over the countryside and down the Clarach valley.





## BEDROOM 2

3.6m x 2.74m (11' 10" x 9' 0") Stripped wooden flooring, double glazed window to front elevation, single panel radiator.



## BEDROOM 3

2.6m x 2.03m (8' 6" x 6' 8") Storage cupboard above staircase housing the Worcester combination boiler, double glazed window to front.



## BATHROOM

1.8m x 1.8m (5' 11" x 5' 11") P-shaped bath with shower over and glass shower screen, low level flush WC, wash hand basin, chrome towel radiator, tiled splashbacks, extractor fan,

shaver light, opaque double glazed window to rear.



## EXTERNALLY

### TO THE FRONT

Tarmac driveway to front and driveway leading to entrance door.



## GARAGE

5.33m x 2.4m (17' 6" x 7' 10") Plumbing for washing machine, space for tumble dryer, pedestrian door to rear elevation, electric consumer unit, up and over garage door.



## TO THE REAR

Rear lawned garden with wall boundary to side, shrubbery and bushes to rear.



## 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.

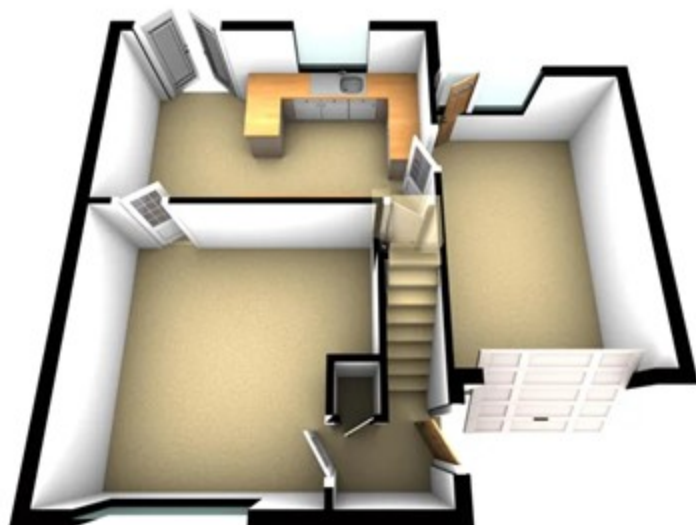
## Services

We are advised that the property benefits from mains water, electricity and drainage. Gas central heating.

Council tax band C.

Tenure - Freehold.

**Ground Floor**



**First Floor**



## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

### Construction Type

Traditional Build

**EPC Rating:** C (73)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

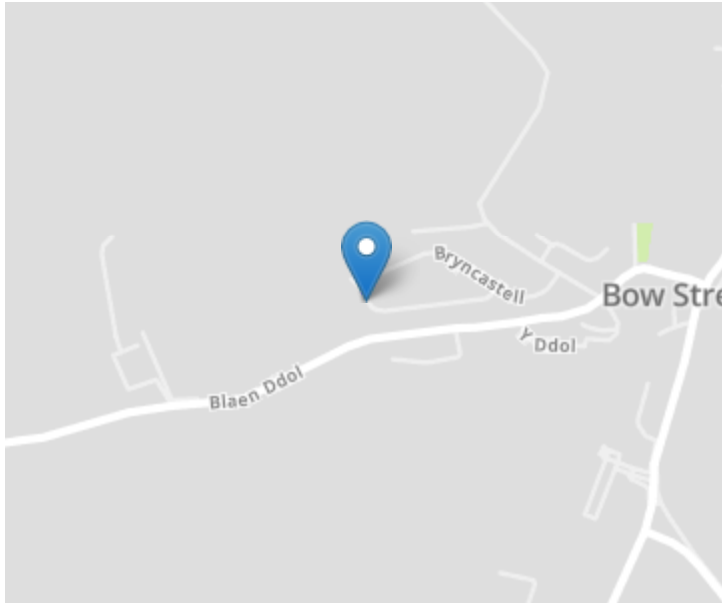
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No


**The existence of any public or private right of way?** No



## Directions

From Bow Street train station head north on the A487 continuing through the village turning left just before Brynsiriol garage. Follow along this road and take the second right into the cul-de-sac, then the first left entering Bryncastell. Follow along this road until you see the property on your right hand side as identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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