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**RICS**



Since 1989

*6 bed family home with potential for side annexe. Ideal family home or multigenerational living opportunity. Commins Coch, Near Aberystwyth. West Wales.*



**Berllan Deg, Comins Coch, Aberystwyth, Ceredigion. SY23 3BG.**

**R/3987/RD**

**£520,000**

**\*\* Large 6 bed family home \*\* Potential for adjoining annexe \*\* Large garage and workshop \*\* Tastefully decorated \*\* New flooring \*\* New wiring \*\* New heating system \*\* Set within spacious plot with ample off-road parking \*\* Private rear garden area \*\* New rear patio \*\* Elevated decking area \*\* Summer house/external bar \*\* 4 bathrooms \*\* Immaculately presented and well worthy of a viewing \*\***

**\*\* AN OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the village of Commins Coch with its popular local primary school and excellent public transport connections to the larger town of Aberystwyth. The town offers a good level of regional facilities including hospital, university, Network Rail connections, Welsh government and local authority offices, retail parks, industrial estates, traditional high street offerings, local cafes, bars, restaurants, excellent leisure facilities, 6th form college, famous beaches and promenade.



## GENERAL

An exceptional family residence offering a significant level of living space and luxurious bedrooms spaces throughout.

The house sits within a large commodious plot with ample off-road parking to the front and side footpaths leading through to a recently refurbished patio area which is accessed from bi-fold doors from the dining area and lounge with elevated rear lawned garden area to raised decking and a side summer house also featuring a bar and TV point. Under-floor heating throughout the ground floor. Modern air source heating system with solar panels to roof.

Internally, the property is tastefully decorated and a new side extension provides connection to the garage and workshop but also through to the potential annexe space which currently offers 2 additional bedrooms and bathroom, fully refurbished and again tastefully decorated for modern times.

We consider the property to offer great multi-generational opportunity or generous family living accommodation.

An excellent property nestled in a quiet area of the village but in close proximity to Aberystwyth town centre.

A wonderful opportunity not to be missed.

## ACCOMMODATION

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The accommodation provides as follows:

### Entrance Hallway



13' 7" x 6' 11" (4.14m x 2.11m) accessed via new composite door into a modern and recently installed entrance hallway with side glass panel, Velux rooflight over, side airing cupboard and access to ground floor bedrooms, bathroom and garage.

### Inner Hallway

via glass panel door with tiled flooring, airing cupboard.





## Utility Room



5' 3" x 5' 6" (1.60m x 1.68m) with washing machine connection, tiled flooring, high level window, access to:

### WC

with single wash hand basin.

## Play Room



15' 6" x 8' 4" (4.72m x 2.54m) with tiled flooring, rear window to garden, multiple sockets.

## Kitchen

8' 8" x 15' 6" (2.64m x 4.72m) with a range of light grey and cream base and wall units with oak worktop, 1½ sink and drainer with mixer tap, integrated oven and grill, NEFF induction hobs with extractor over, fitted dishwasher, space for freestanding fridge/freezer, tiled flooring, breakfast bar with seating area, open plan into:





### Dining Room

14' 1" x 8' 7" (4.29m x 2.62m) with feature 8'3" bi-fold windows and doors to garden and recently laid new patio, front window, wood effect tiled flooring, double doors into:



### Lounge

12' 9" x 16' 4" (3.89m x 4.98m) a large family living space with feature 8'4" bi-fold doors to rear patio and garden area and being south facing, dual aspect windows to rear and side, pedestrian door to front, wood effect tiled flooring, multiple sockets.



### Sitting Room

11' 5" x 16' 7" (3.48m x 5.05m) accessed from the kitchen area with oak flooring, dual aspect windows to side patio and rear garden, multiple sockets, TV point, access to rear garden and stairs to first floor.





## Side Inner Hallway

(with potential for stand alone annexe) Featuring part of the modern extension with wood effect tiled flooring.



## Bathroom

9' 8" x 6' 1" (2.95m x 1.85m) with a corner enclosed shower with waterfall head, separate panelled bath, single wash hand basin on vanity unit, WC, tiled flooring.



### Ground Floor Bedroom 1



9' 7" x 10' 5" (2.92m x 3.17m) double bedroom, window to side, wood effect tiled flooring, multiple sockets, TV point.

### Ground Floor Bedroom 2/Study

10' 5" x 13' 7" (3.17m x 4.14m) double bedroom, glass door and side glass panel to rear garden and patio area, multiple sockets, wood effect tiled flooring.



### Garage/Workshop

18' 2" x 28' 7" (5.54m x 8.71m) accessed from the main hallway with 9'1" ceiling height and 8' electric roller shutter doors to front and rear, 2 x Velux rooflights over, concrete base.



### Side Office

8' 7" x 5' 9" (2.62m x 1.75m) accessed internally from the garage area with wood effect flooring, rear window, multiple sockets.



## FIRST FLOOR

### Landing

With access to loft.

### Inner Hallway



(potential dressing room) with Velux rooflight over, wood effect flooring, multiple sockets and access into:

### Master Bedroom

13' 9" x 19' 1" (4.19m x 5.82m) double bedroom, dual aspect windows to rear and side overlooking garden, under-eaves storage cupboards, wood effect flooring, 2 x radiator.



## En-Suite



8' 1" x 6' 9" (2.46m x 2.06m) completely refurbished to provide a walk-in 4'6" shower with dark glass side panel and tiled walls, his and hers single wash hand basin and vanity unit, heated towel rail, wood effect flooring, WC.

## Rear Bedroom 4

11' 9" x 8' 4" (3.58m x 2.54m) double bedroom, oak flooring, window to garden, multiple sockets, radiator.



## Family Bathroom



5' 2" x 10' 8" (1.57m x 3.25m) corner bath, heated towel rail, WC and single wash hand basin combined vanity unit, radiator, tile effect wooden flooring, spotlights to ceiling.

## Front Bedroom 5

9' 2" x 10' 5" (2.79m x 3.17m) double bedroom, dual aspect windows to front and side currently with bunk beds, multiple sockets, oak flooring, radiator.





## Rear Bedroom 6



17' 0" x 11' 9" (5.18m x 3.58m) double bedroom suite with oak flooring, side window, multiple sockets, radiator, access to:

### En-Suite

3' 9" x 7' 2" (1.14m x 2.18m) with enclosed corner shower, WC, single wash hand basin.



### EXTERNALLY

#### To Front

The property is approached via a private driveway with full rights of access over to a gravelled forecourt with parking for 4+ vehicles and access to the front of the house, garage/workshop and side footpaths leading through to



To Rear







The rear patio area recently installed with light grey modern slabs throughout and accessed from the dining room and lounge with side built in BBQ and steps leading up to a raised garden area predominantly laid to lawn with a range of apple trees and mature hedgerows to boundaries ensuring adequate private to the rear garden area and leading onto a raised decking area with play house and swings leading to:

### Sun House

8' 5" x 8' 5" (2.57m x 2.57m) of timber construction with fitted bar and TV point, double glass doors to front enjoying a southerly aspect with side window.



### 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. Brand new air source central heating system. Solar panels to roof for hot water. Under-floor heating throughout ground floor.

TENURE - We understand the property to be freehold.

COUNCIL TAX - Band F

## **Directions**

From Aberystwyth heading into Commins Coch head down into the village and after the traffic chicane there is the entrance to Trefaenor and the access to Berllan Deg is immediately opposite the estate entrance to Trefaenor adjoining a property known as Llain with a mature hedgerow boundary, proceed along this track for approximately 100 yards and the entrance to Berllan Deg is on the right hand side.