

*Fully refurbished and spacious modern 3 bedroom bungalow. Commins Coch. West Wales.*



**38 Trefaenor Commins Coch, Aberystwyth, Ceredigion. SY23 3UB.**

**£289,000**

**R/4257/RD**

**\*\* Fully refurbished and spacious modern 3 bedrooms bungalow \*\* Set within large corner plot \*\* Private parking \*\* Garage \*\* Well presented and maintained \*\* High quality kitchen and bathroom spec \*\* Walking distance to village amenities and public transport connection \*\* Popular village on the fringes of Aberystwyth \*\* A GREAT OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the Trefaenor Estate in Commins Coch. The property sits at the front of the estate and enjoys a wonderful outlook over the adjoining countryside and also is a bit of a sun trap. The village offers primary school and great public transport connectivity to the larger town of Aberystwyth. The town is the main strategic town in Mid Wales offering primary and secondary school education, University, regional hospital, Network Rail connections, National Library, Welsh Government and Local Authority offices, supermarkets, retails parks, industrial estate and large scale employment opportunities as well as local cafes, bars and restaurants, traditional high street offerings and the famous promenade.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

The property offers an extremely well presented 3 bedroom bungalow set within a popular village location on the edge of Aberystwyth.

The property enjoys an elevated position within the estate overlooking the adjoining countryside.

The bungalow is deceptively spacious of traditional build with uPVC double glazing throughout and has been subject to recent refurbishment including new kitchen and bathroom, flooring providing a modern open plan living accommodation.

The property is extremely well maintained and presented.

## ACCOMMODATION

Accessed via fully glazed wide entrance door with low level threshold suitable for wheelchair access and side glass panels leading into lounge, kitchen and dining area.



### Lounge Area

23' 5" x 16' 5" (7.14m x 5.00m) with feature fireplace with Hamlet log stove fire with glass front on a slate hearth with oak mantle over, windows to front and side allowing excellent natural light, radiator, multiple sockets, open plan to:





### Kitchen Area

11' 1" x 9' 11" (3.38m x 3.02m) with a new modern range of fitted white gloss base and wall units, double oven and grill, stainless steel sink and drainer with mixer tap, ceramic hob with extractor over, large breakfast bar island with side stable door and window to side garden area, space for 4+ persons dining table.



### Utility Room

With window to side, plumbing for washing machine, multiple sockets.

### Inner Hallway

via glazed panel door from the lounge, multiple sockets, radiator. Side linen cupboard with housing for gas fired boiler which heats hot water and central heating. Access to:



### Bedroom 1

8' 10" x 7' 0" (2.69m x 2.13m) double bedroom, window to

side, radiator, multiple sockets.



### Bedroom 2

12' 1" x 10' 6" (3.68m x 3.20m) double bedroom, window to rear garden, multiple sockets, radiator, 2 x built in wardrobes.



### Bedroom 3

currently with a single bed but previously housed double bedroom, window to rear, multiple sockets, radiator.



### Family Bathroom

A modern white bathroom suite comprising of panelled bath and separate walk-in shower cubicle with side glass panel, single wash hand basin, dual flush WC, extractor fan, side window.





## EXTERNALLY

### To Front

The property is approached from the adjoining estate road to a large corner plot with ample off-road parking for 3 vehicles and single garage with up and over door. Footpath access leading through to 'L' shaped garden area wrapping around the house, predominantly laid to lawn with mature evergreen hedgerows to boundary allowing an element of privacy but also enjoying all day sunshine.



## **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 water, electricity and gas central heating system.

Council Tax Band D.

Tenure - Freehold.



### Directions

The property sits centrally within the village of Commins Coch with access to Trefaenor Estate adjoining the bus stop. Proceed into the estate and the property is located immediately in front of you as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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