



Bow Street

£165,000



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Offering a wonderful opportunity to own this lovely three bed semi - detached house in the sought after area of Bow Street. With lovely, modern décor and neutral tones throughout this property boasts masses of potential with the ability to easily create your own home. With a large back garden and off road parking, this is a must see!

- Semi Detached
- Large Garden
- Gas Central Heating
- Off Road Parking
- Kitchen/Diner
- Fantastic Location
- Countryside Views

Cambrian Chambers
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Call **01970 636000** to arrange a viewing

BRYNCASTELL

A short commute to the sea-side town of Aberystwyth, this 3 bedroom home offers you the space, parking and garden most first-time buyers only dream of. A 70's build, this property feels sleek and contemporary, having been largely decorated in neutral colours, and sporting a modern renovated kitchen which hasn't lost its character. Quirky and refreshing from your typical Victorian terrace, this property is waiting for a special individual to make it live up to its full design potential. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators.

ENTRANCE HALL

5' 9" x 7' 1" (1.76m x 2.18m) Entered via opaque glass door. Communicating doors off. Communicating doors to cloak room. Stairs which raise and turn to the first floor landing. Telephone point.

LOUNGE

15' 7" x 10' 9" (4.75m x 3.29m) Spacious and inviting with an electric fire inset into the chimney breast setting the mood on winter nights curled up at home, during the day this room is flooded with natural light through the French uPVC patio doors which lead into the garden. If one simply added some g-plan furniture and squared sofas, this could be the perfect 'Mad Men' styled entertaining space.

KITCHEN/DINER

15' 5" x 12' 5" (4.72m x 3.80m) Sleek and contemporary, with an accent of retro flair in the vibrant splash back tiling, the kitchen is fitted with a range of white gloss base and eye-level units completed with chrome handles and laminate wooden roll top work surfaces. In front of the single bowl, single drainer, stainless steel sink with mixer tap over, there is a wide window overlooking the drive. A second window in

the open-plan, but clearly designated, dining room lets in further natural light to this expansive space. Currently in place, there is an Integrated four burner gas hob with complimentary grill and oven below and extractor hood over. There is also apace and plumbing for a washing machine and dishwasher, and in this room the Worcester combination boiler can be accessed. Down lighters to dining area ceiling provide the possibility of setting mood lighting during a romantic dinner, or sophisticated soiree, - the dimensions of the room being easily able to accommodate at least a six seat table. Spotlights feature in the kitchen space and the large walk-in pantry will have even the most modest cooks feeling adventurous.

FIRST FLOOR LANDING

Access to the loft. Communicating doors off.

MASTER BEDROOM

15' 6" x 10' 9" (4.74m x 3.29m) This large bedroom is fully carpeted and benefits from fantastic views over open countryside, through two large windows. Neutrally decorated, the room is a perfect canvass for a new owner to make their mark on.

BEDROOM TWO

9' 5" x 8' 9" (2.89m x 2.69m) With views overlooking the front of the property, this is a fair sized room which is fully carpeted.

BEDROOM THREE

9' 3" x 6' 6" (2.84m x 2.00m) The smallest of the three rooms, this room would make a comfortable single room, but could also be the perfect home office. Carpeted, with views to the front of the house, there are a range of plug-points in this room for electricals, and to add extra storage to this room with bookshelves would be a small task.





BATHROOM

6' 5" x 5' 9" (1.97m x 1.76m) In this room an obscured glass window overlooks the side of the house, letting in light, whilst maintaining privacy. The bathroom benefits from tiling to water sensitive areas and if fitted with a white suite comprising a low flush WC, pedestal wash hand basin, and uPVC panelled bath with electric Mira Zest shower over.

OUTSIDE OF PROPERTY

Property is approached via tarmac driveway and path to front door. There is parking for several vehicles, and side access to the garden.

OUTSIDE REAR OF PROPERTY

Bordered by mature hedges, the garden is mostly lawn, with a small patio area, where one could place a table and chairs out to enjoy hot summer days. To one side of the garden, a kitsch beach-hut style painted shed provides storage for gardening tools.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2017 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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Local Authority

Ceredigion County Council

Council Tax Band

C

Energy Efficiency Rating

56

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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