



## Ynyslas £259,950



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The thing we love most about Renfrew Drive is the stunning views of the neighbouring Ynyslas sand dunes, a view that not many properties locally can say they have. Watch the sun go down from the comfort of your very own living room or just a two minute walk away from the beach itself. What more could you ask for?

- THREE BEDROOM DETACHED BUNGALOW
- IDYLIC VIEWS OF THE DUNES
- COASTAL LIVING & COUNTRYSIDE VIEWS
- TWO MINUTE DRIVE TO BORTH
- RECENTLY RENOVATED KITCHEN
- 
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Call 01970 636000 to arrange a viewing

## RENFREW DRIVE

Presenting the opportunity to own this wonderful 3 bed property in the heart of Ynyslas. With stunning range and mountain views, fantastic location, light from every aspect and a stones throw to the sea - this truly is not to be missed. A large, spacious bungalow; this would suit as a family home, holiday home or retirement property.

## PROPERTY COMPRISES

Property is entered via double glazed uPVC door into the kitchen.

Property has new combi boiler installed 2015.

Property is fuelled by gas supplied by LPG Gas tank in rear garden.

New roof 11 years ago alongside guttering and new windows throughout.

## KITCHEN

18' 9" x 8' 7" (5.74m x 2.62m) Kitchen just a matter of months old since recent renovation. Window to side. Range of base and eye level units with roll top work surfaces over. Single bowl, single drainer stainless steel sink with mixer tap over. Integrated fridge freezer and dishwasher. Integrated four burner electric hob with complimentary grill and oven below and extractor hood over. Space and plumbing for washing machine. Tiling to water sensitive areas. Combi boiler.

## DINING ROOM

23' 3" x 8' 7" (7.09m x 2.62m) Continuing from the Lounge, the diner is partially separated from the main area. Just like the lounge, this room is remarkably light, benefiting from all the natural light from those large front facing windows. Wooden door leads to the kitchen.

Telephone point.

## LOUNGE

12' 8" x 18' 9" (3.87m x 5.74m) Television point. Two windows to front of property overlooking the golf course and the sand dunes with large patio doors to side. Large space suitable for both living area and entertaining. Wood burner gas fire.

## BEDROOM ONE

9' 10" x 11' 0" (3.34m x 3.37m) Double bedroom. Window to the rear of property. Double built in wardrobes.

## BEDROOM TWO

9' 10" x 11' 0" (3.00m x 3.36m) Another double bedroom neutrally painted and carpeted throughout. Built in wardrobe. Window to side of the property.

## BEDROOM THREE

8' 0" x 9' 3" (2.45m x 2.82m) Single bedroom. Side view over the golf course and the dunes. As with the others this room has a built in wardrobe space.

## WC

2' 9" x 5' 1" (0.85m x 1.55m) Low flush WC, frost glass window to rear.

## BATHROOM

Tiling to walls. Suite comprises pedestal wash hand basin and uPVC panelled walk in shower. Heated towel rail.

## OUTSIDE OF PROPERTY

Small lawn area with mature garden surrounding as you







approach the house.

#### OUTSIDE SIDE OF PROPERTY

Tarmacadem drive way with parking for 2 vehicles.  
Garage and storage area.

#### OUTSIDE REAR OF PROPERTY

Patio area with a view of the sand dunes, an idyllic space of outdoor dining as the sun sets on a warm summer's evening.

#### IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2019 - 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](mailto:sales@alexanders-online.co.uk) for more information.

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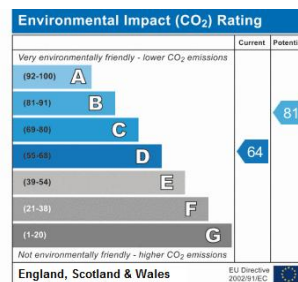
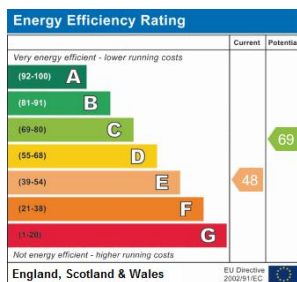
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## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.



Local Authority  
Ceredigion County Council

Council Tax Band  
D

Energy Efficiency Rating  
48

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.

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