



Dolybont

£262,500



Ceredigion

Spanning over three floors with four bedrooms, a garage/workshop, garden and parking for up to three cars, Nantlais is a lot of house in a fantastic condition. Just a mere 5 minutes away from a local primary school, local shops, cinema and beach this home is the perfect family home.

- SPANNING OVER THREE FLOORS
- 5 MINUTES TO LOCAL SHOPS & PRIMARY SCHOOL
- GARAGE/WORKSHOP
- PICTURESQUE VIEWS
- PERFECT FAMILY HOME
- OIL CENTRAL HEATING & DOUBLE GLAZING
- TWO LEVEL GARDEN

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Call 01970 636000 to arrange a viewing

NANTLAIS

Located in the quiet and rural Dol-y-bont, Nantlais is a great four bedroom family home with plenty of potential. Built in the 90s, the property has been maintained to a high standard and offers the opportunity for spacious living. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators, which run off oil central heating.

PROPERTY COMPRISES

Property is entered via double glazed uPVC door, will glass surround, into the entrance hallway.

HALL

8' 7" x 22' 4" (2.63m x 6.82m) On entering the property, one is greeted by masses of space and original features including tall ceilings, beautiful dark stained woodwork, laminate flooring and ample space through to the adjoining rooms including the under stair storage. Natural light floods both down the hallway from the front door and from the landing space, creating a lovely warm welcome to the property. Stairs are carpeted and rise to first floor. Communicating doors to the garage, sitting room and utility.

GARAGE

10' 8" x 18' 5" (3.26m x 5.63m) Benefiting from a pull-down door, the garage has a range of power points and lighting, making it an ideal workshop space. In this room the Worcester boiler can be accessed.

UTILITY ROOM

8' 7" x 9' 1" (2.63m x 2.79m) Divided between a utility space and cloakroom area, the utility room benefits from a

range of base-level work surfaces and has a single bowl, single drainer, stainless steel sink, and plumbing for a washing machine and dryer. Door to rear patio area.

SITTING ROOM

10' 8" x 9' 1" (3.26m x 2.79m) Featuring light colours and vinyl flooring, this ground floor sitting room has access to the garden through a pair of patio doors. Though currently employed as a sitting room, this room also has great potential as a playroom, work space, or craft room.

FIRST FLOOR LANDING

As you rise to the first floor, again you are greeted with masses of space between the adjoining rooms. Communicating doors leading to the kitchen/diner, living room, bedroom three, and bedroom four. Stairs rise and turn to second floor.

LIVING ROOM

17' 2" x 19' 11" (5.24m x 6.08m) Fully carpeted and neutrally decorated, this living room is a fantastic entertaining space. "L" shaped and of large proportions it also benefits from natural lighting from both sides of the property. Patio doors lead out to the raised part of the garden where you are greeted with a table and chairs to enjoy the scenery.

KITCHEN/DINER

11' 4" x 20' 7" (3.47m x 6.28m) A bright and neutrally painted room, with views overlooking the side and rear elevations of the property, the kitchen diner is a spacious room perfect for big family breakfasts and entertaining. Fully tiled, the kitchen has been fitted with a range of wooden base and eye-level units, complete with roll-top work surfaces, and boasts a single bowl, single drainer,





mixer tap sink and a 4 burner electric hob, with integrated oven and grill.

BEDROOM THREE

10' 4" x 10' 0" (3.15m x 3.07m) Double bedroom. As with other of the bedrooms, this room has been fully carpeted and neutrally decorated.

BEDROOM FOUR

10' 4" x 9' 6" (3.15m x 2.9m) Presently used as a study, this room could be a fourth bedroom as we've listed it here. In contrast to the other bedrooms, this room is fully carpeted, and has a triptych window overlooking the front of the property.

SECOND FLOOR LANDING

Fully carpeted, the landing has communicating doors off that lead to the master bedroom, bathroom, and bedroom two.

BEDROOM TWO

10' 3" x 15' 6" (3.14m x 4.74m) Another spacious double bedroom, with light and views coming in from the rear of the property via a velux window, one could imagine this making a perfect children's room. As with other rooms in the house, this bedroom maintains much of the original charm of the house. Neutrally painted, this room is the perfect canvas, needing only your time and personal flair to make something uniquely yours.

MASTER BEDROOM

13' 0" x 17' 1" (3.97m x 5.22m) A true master bedroom in respect to size and charm, this bedroom has a large velux overlooking the front of the property that frame picturesque scenes of the town and sea. Natural light entering from the front is further enhanced by the vaulted ceilings. This master also benefits from its own en-suite shower room.





**EN-SUITE**

5' 6" x 7' 9" (1.70m x 2.37m) Completed to a high standard, the en-suite shower room is fitted with a white suite comprising a low flush WC, shower, and hand wash basin. This room benefits from a heated towel rail and has a frosted velux window letting in natural light without compromising on privacy.

BATHROOM

White suite comprising a low flush WC; walk in shower; hand wash basin and bidet. The bathroom has tiling to water sensitive areas and has been neutrally decorated with tiled flooring.

OUTSIDE SIDE OF PROPERTY

The front of the property boasts an expansive tarmacadam driveway, providing parking for at least 3 vehicles. At either side of the house, the driveway is met with a lawn area.

**OUTSIDE REAR OF PROPERTY**

The rear of the property boasts a raised garden.

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 for more information.

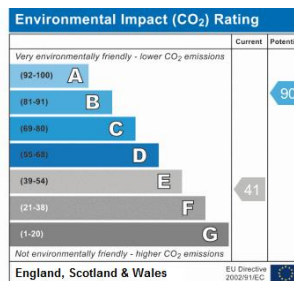
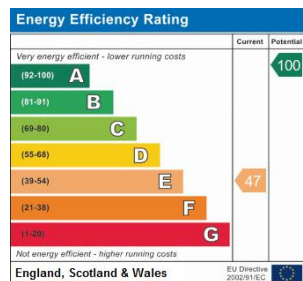
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Plan produced using PlanUp.



Local Authority

Ceredigion County Council

Council Tax Band

F

Energy Efficiency Rating

57

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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Opening Hours

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