

98 Bryncastell, Bow Street
Aberystwyth Ceredigion SY24 5DF
Guide price £175,000

ALED ELLIS

For Sale by Private Treaty

A semi-detached double glazed and centrally heated house well located on the edge of Bow Street.

98 Bryncastell
Bow Street
SY24 5DF

Bryncastell is located on the outskirts of the village and is convenient to all local amenities at Bow Street which include General Stores, Primary School and Public Houses. There is a Railway Station at Bow Street together with a regular bus service to Aberystwyth which is located 4 miles to the South.

Aberystwyth is the largest town in Ceredigion with a range of independent shops and National retailers. Major employers include the University, National Library of Wales and Bronglais Hospital.

98 Bryncastell is in need of some modernisation and will be of interest to first-time buyers or an investor.

TENURE
Freehold

COUNCIL TAX
Band C

SERVICES
Mains services are connected. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

98 Bryncastell provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR
½ glazed entrance door to

RECEPTION HALLWAY
Stairs to first floor, laminated floor and cloak cupboard.

LIVING/DINING ROOM
12'8 x 24'3 max (3.86m x 7.39m max)



Windows to fore and rear. Former fireplace/ airing cupboard and radiator.

KITCHEN
9' x 6'9 (2.74m x 2.06m)



Modern base and eye level units with appliance spaces. Worktops and tiled splashbacks. Single drainer stainless steel unit with mixer tap. Window to rear. Under stairs storage cupboard. Radiator. Door to

GARAGE
7'8 x 16'2 (2.34m x 4.93m)



Up and over door. Plumbing for automatic washing machine. Window and door to rear. Gas and electric meters.

FIRST FLOOR

LANDING
Cupboard housing the ATAG gas fired central heating boiler. Doors to

BEDROOM 1
9' x 7'7 (2.74m x 2.31m)



Shelving, desk, radiator and window to rear.

BEDROOM 2
8'3 x 13'9 (2.51m x 4.19m)



Bedroom furniture, access to roofspace, radiator and window to rear.

BEDROOM 3
9'9 x 9'9 (2.97m x 2.97m)



Radiator and window to fore with fine views over the estate and beyond.

BATHROOM
6' x 5'6 (1.83m x 1.68m)



Bath with TRITON shower over, wash hand basin and WC. Heated towel rail. Shower point and light.

EXTERNALLY

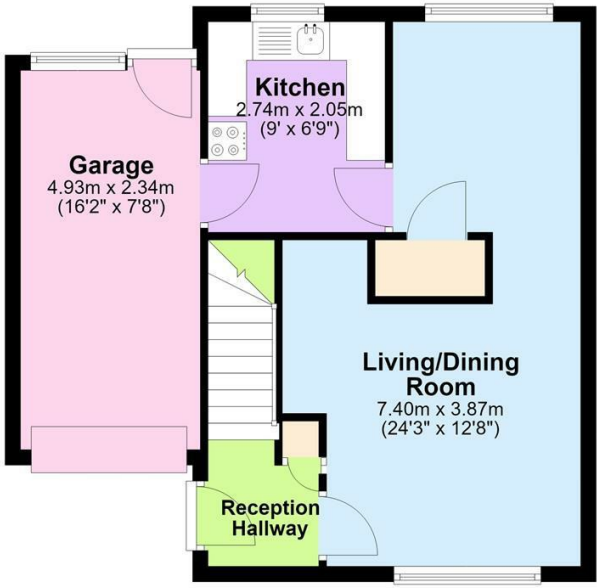


Vehicular hardstanding leading to garage. Front lawn with shrubs. Side pedestrian path to enclosed terraced rear garden.

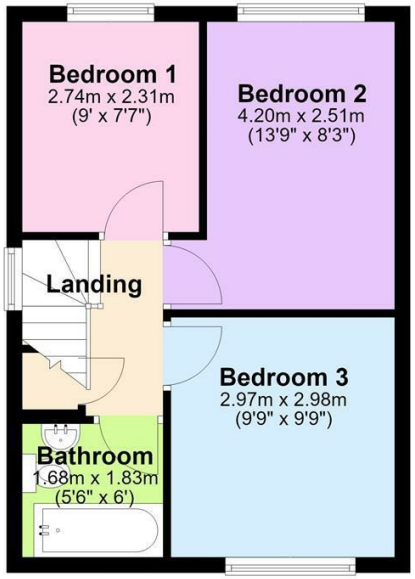
DIRECTIONS
(What3Words///attaching.flask.pens)

From Aberystwyth take the A487 trunk road North for 4 miles to Bow Street. Turn left immediately after the Public House (The Welsh Black) and proceed over the Railway Bridge before turning right and immediately left on to Bryncastell. Keep to the left and no.98 is the last property on the right-hand side denoted by a For Sale Board just before the corner.

Ground Floor



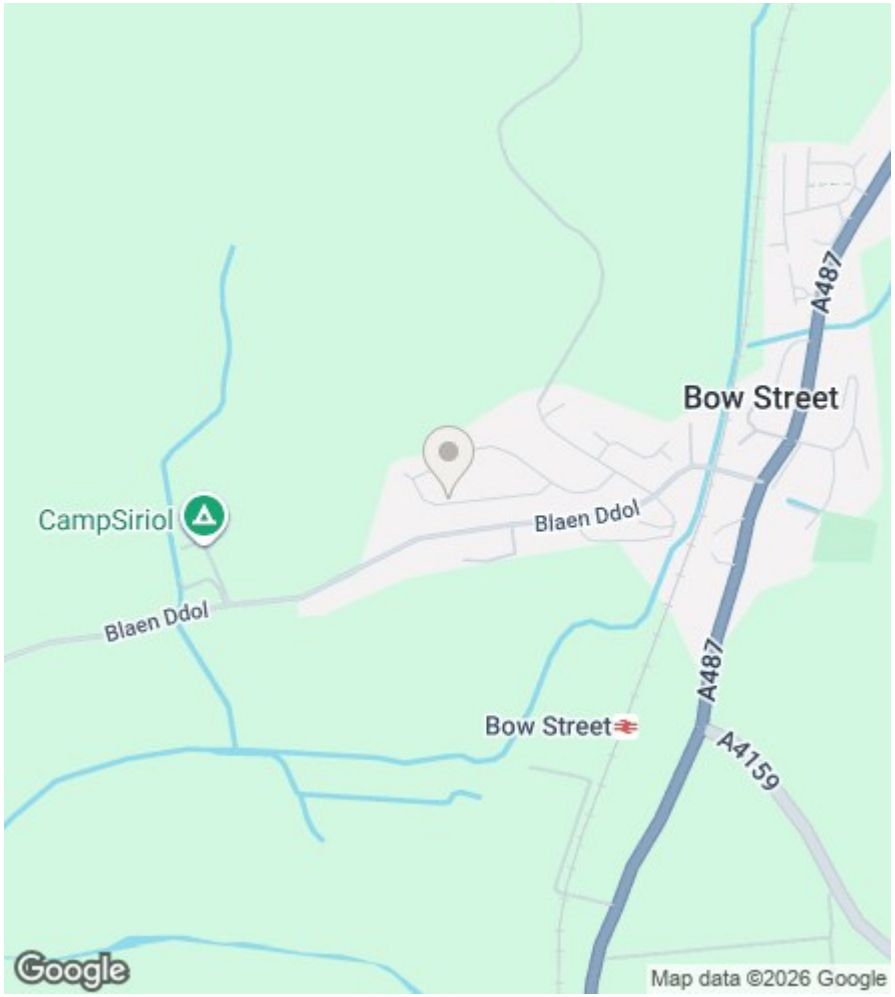
First Floor

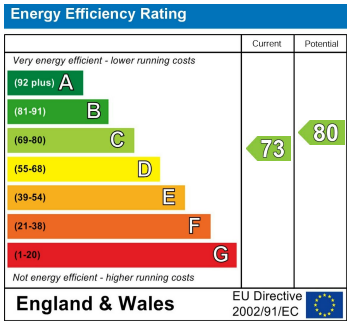


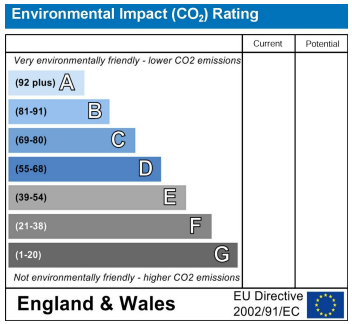
Total area: approx. 80.0 sq. metres (861.4 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

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