



BRONCASTELL BOW STREET SY24 5AX



- SITUATED IN A MUCH FAVOURED AND SOUGHT-AFTER VILLAGE LOCATION
- 3-BEDROOM SEMI-DETACHED FAMILY HOME OFFERING GREAT POTENTIAL
- 2-RECEPTION ROOMS PROVIDING FLEXIBLE SPACE - AN IDEAL 'BLANK CANVAS'
 - GAS-FIRED CENTRAL HEATING AND DOUBLE-GLAZED WINDOWS
- GOOD-SIZED REAR GARDEN, AND PRIVATE OFF-ROAD CAR PARKING
 - CONVENIENT TO A RANGE OF NEARBY VILLAGE AMENITIES

**Offers are invited in the region of
£235,000**

DESCRIPTION

Exciting Opportunity – 3-Bedroom Semi-Detached Home in a Sought-After Village Location

Occupying a prime position in a highly sought-after village, this 3-bedroom semi-detached family home presents an excellent opportunity for buyers looking to create their ideal home. While the property would benefit from modernisation and improvement works, it offers a true 'blank canvas' for new owners to personalise and make their own.

The accommodation includes two well-proportioned reception rooms, gas-fired central heating, and double-glazed windows throughout. Externally, the home boasts a good-sized rear garden along with private off-road parking—perfect for family living in a desirable, well-connected setting.

LOCATION

The property is set within a central position within the village of Bow Street, some 4-miles or so from the west Wales University, market and University town of Aberystwyth and has excellent links via its recently constructed railway station and a cycle path to the University buildings in Penrhyncoch. Two-pubs, hot food outlets, primary schooling and a small mini-market can all be found within the village and the golden sands at Borth and Ynyslas are also within a few miles distance. Viewing of this property is a must to appreciate the potential it offers.

ACCOMMODATION – of approximate dimensions

MAIN ENTRANCE DOOR into:

HALLWAY	Quarry tiled floor, radiator, stairs to first floor accommodation and doors to:
LIVING ROOM	(11'9 min x 10'1 min) Double-glazed bay window to front, tiled fireplace with adjoining alcove cupboards to both sides.
DINING ROOM	(12'8 x 12'7) Double-glazed window to rear, radiator, alcove cupboards.
KITCHEN	(9' x 6'10) Base and Wall units with one and a half bowl and single drainer sink unit with mixer taps, double-glazed window to side, plumbing for washing machine, radiator, tiled floor and splashbacks, understairs storage pantry and door to:
REAR HALLWAY	Stable Door to rear exterior and door to:
CLOAKROOM	WC and 'Ideal' gas-fired central heating boiler.

STOREROOM Being the former 'coal store' with double-glazed window to side.

FIRST FLOOR ACCOMMODATION

LANDING Double-glazed window to side, entrance to loft area above and doors off to:

SHOWER ROOM (7' x 6'3)
Radiator, pedestal wash-hand basin, tiled splashbacks, double glazed window to side, low level flush WC, glazed shower cubicle.

BEDROOM ONE (12' x 11'8 max)
Double-glazed window to front, double radiator and traditional style fireplace.

BEDROOM TWO (10'9 x 10'9)
Double-glazed window to rear, radiator, traditional style fireplace and fitted wardrobe.

BEDROOM THREE (8' x 7'1)
Double-glazed window to front and radiator.

EXTERNALLY The property is approached via a gated pathway and steps leading to the front entrance door. Lawned areas adjoin both the front and side of the property with mature hedging. A pathway leads along the side of the property to a timber decked area, which adjoins the rear of the house and opens onto a lawned rear garden with access to the car parking area.

TENURE We are advised that the property is Freehold.
Please note. We are awaiting confirmation regarding access to the car parking spaces. We understand that a licence has been issued by the local authority to allow access with a low annual fee. Please contact the Agent for further details.

VIEWING Strictly by appointment with the Agents – Hiwse 01970 294139

what3words **///objective.boomed.patch**

DIRECTIONS Proceed in a northerly direction from Aberystwyth into Bow Street and the property will be found on the left-hand side of the road, just past the 'Spar' store.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

FLOORPLAN



BRONCASTELL BOW STREET - PLAN FOR IDENTIFICATION PURPOSES ONLY NOT TO SCALE

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.













GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.