



**CARON
RHIWFELEN
GOGINAN
SY23 3PF**



- **MODERNISED 4-BEDROOM DETACHED BUNGALOW – STYLISHLY UPDATED THROUGHOUT, OFFERING SPACIOUS, MOVE-IN-READY ACCOMMODATION IN A PEACEFUL COUNTRYSIDE SETTING ABOVE THE VILLAGE OF GOGINAN.**
- **CONTEMPORARY LIVING – FULLY DOUBLE GLAZED WITH OIL-FIRED CENTRAL HEATING, FEATURING A BRAND-NEW FITTED KITCHEN WITH INTEGRATED APPLIANCES AND A MODERN FOUR-PIECE BATHROOM SUITE.**
- **INVITING LIVING ROOM – LIGHT AND AIRY WITH COUNTRYSIDE VIEWS AND AN OPEN CHIMNEY,**
- **OUTDOOR SPACE & PARKING – PRIVATE DRIVEWAY WITH AMPLE OFF-ROAD PARKING AND GARDENS TO THE SIDE AND REAR, ENJOYING PLEASANT RURAL OUTLOOKS.**
- **GREAT LOCATION – SITUATED NEAR GOGINAN, A FRIENDLY RURAL VILLAGE IN THE SCENIC YSTWYTH VALLEY, JUST 8 MILES FROM ABERYSTWYTH, A VIBRANT COASTAL UNIVERSITY TOWN WITH EXCELLENT AMENITIES AND TRANSPORT LINKS.**

OFFERS INVITED IN THE REGION OF £289,995

Detached Recently Modernised Country Bungalow

A beautifully presented 4-bedroom detached bungalow, recently modernised throughout, situated on the edge of the popular village of Goginan in an attractive countryside position.

This delightful home offers spacious and contemporary accommodation, fully double glazed with oil-fired central heating. The property features a brand-new fitted kitchen with integrated appliances and a modern four-piece bathroom suite, and tasteful décor throughout, creating a move-in-ready country home. The light and airy living room enjoys pleasant views over the surrounding countryside and includes an open chimney, providing the perfect opportunity to install a wood-burning stove or open fire — ideal for cosy evenings in.

Externally, the property benefits from a private driveway providing ample off-road parking, along with gardens to the side and rear enjoying pleasant rural views.

The property is set above the charming village of Goginan, a small yet friendly rural community nestled in the scenic Ystwyth Valley. Goginan is surrounded by rolling hills and woodland, offering a peaceful countryside lifestyle while still being conveniently close to local amenities. The village has a traditional Welsh character, with a strong sense of community and easy access to beautiful walking and cycling routes in the surrounding countryside.

Just 8 miles away lies the vibrant university town of Aberystwyth, situated on the stunning Cardigan Bay coastline. Aberystwyth is a thriving cultural and educational centre, home to Aberystwyth University, the National Library of Wales, and a wide range of shops, restaurants, cafés, and leisure facilities. The town also offers excellent transport links, a picturesque Victorian promenade, and beautiful beaches — making it a sought-after location for both families and professionals.

ACCOMMODATION – of approximate dimensions

Double glazed main entrance door with glazed side panel into:

HALLWAY	LVT 'Herringbone' effect flooring, Double radiator, opening to inner hallway and doors off to
LIVING ROOM	16'1 x 10'11 max Double glazed window to front with open countryside views, open fireplace set in a feature split face quartz tiled surround.
KITCHEN DINER	16'1 x 10'10 A recently fitted modern kitchen comprising of base and wall units, 1 1/2 bowl and single drainer sink unit with mixer taps over, 'Prima' electric oven, 4 ring ceramic hob with stainless steel effect filter hood over and stainless-steel splashback. Integral dishwasher, plumbing and space for washing machine, tiled splashbacks, 'Firebird' oil fired central heating boiler, modern wall mounted upright radiator, feature wall panel, integral lighting and LVT 'Herringbone' effect flooring.
BATHROOM	8'2 x 7'5 Again, a recently installed and modern suite comprising of two-double glazed windows to rear, corner glazed shower cubical with shower head and rain head, Modern ladder style radiator, low level flush WC, pedestal wash hand basin, panelled bath with feature lighting over and split face quartz tiling to one wall, LVT flooring and fully tiled walls.
BEDROOM FOUR	8'6 x 7'11 Double glazed window to front and radiator.

INNER HALLWAY	Opening from the Main Hallway. Cupboard housing the hot water cylinder, further storage cupboard and doors off to:
BEDROOM ONE	11'11 x 10'11 Double glazed window to front and radiator.
BEDROOM TWO	10'9 x 8'9 Double glazed window to rear and radiator.
BEDROOM THREE	9'11 x 7'6 Double glazed window to rear and radiator.
EXTERNALLY	To the front of the property is a car parking area providing parking for several vehicles. Pedestrian access to side and rear garden areas with oil tank. Lawned areas with trees and shrubs.
TENURE	We are advised that the property is Freehold.
COUNCIL TAX	We are advised that the Council Tax is currently Band E.
SERVICES	We are advised that Mains Electricity and Water is connected to the property with a Private Drainage Supply. Oil fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///over.summit.dressings
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.

EPC

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		
Caron Goginan ABERYSTWYTH SY23 3PF		Energy rating D	
Valid until 28 July 2034		Certificate number 2115-0141-4127-9617-3214	

FLOOR PLAN



PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE