



**BODOWEN
BOW STREET
ABERYSTWYTH
CEREDIGION
SY24 5AR**



- **TRADITIONAL THREE-BEDROOM SEMI-DETACHED STONE COTTAGE IN THE HEART OF BOW STREET.**
- **SPACIOUS REAR GARDEN WITH MATURE APPLE AND PEAR TREES.**
- **DETACHED WORKSHOP OFFERING EXCELLENT STORAGE OR HOBBY SPACE.**
- **CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES, RAILWAY STATION AND APPROXIMATELY FOUR MILES FROM ABERYSTWYTH.**

Semi Detached Stone Three-Bedroom property with Generous Rear Gardens and Useful Workshop

Enjoying a central position within the popular village of Bow Street, this semi-detached stone-built property offers three-bedroom accommodation along with two-reception rooms, a generous rear garden, and useful workshop. A pedestrian pathway to the front provides convenient access to the property.

Constructed in traditional stone beneath a slate roof, the property retains much of its character while offering practical family living. The spacious garden provides excellent outdoor space, while the workshop makes it ideal for those requiring additional storage or a useful workspace.

Whilst there is a driveway to the rear of the property, we understand that there is no legal or formal right to pass over a small part of this access. We are happy to provide further information to this regard to interested parties.

Bow Street is a thriving and well-served village offering a range of everyday amenities, including a convenience store/post office, primary school, pubs, and excellent public transport links, including both bus and railway services.

The University town of Aberystwyth lies approximately four miles to the south and provides an extensive range of shopping, educational, leisure, and healthcare facilities, together with major employers such as Aberystwyth University, the National Library of Wales, and Bronglais Hospital.

ACCOMMODATION – of approximate dimensions:

Main Entrance Door into:

RECEPTION PORCH	Window to front, part exposed stone wall, tiled floor and a part frosted glass panelled door with side glass panel into:
RECEPTION HALL	Stairs leading to the first floor accommodation, radiator, frosted window to side, doors leading off to:
LIVING ROOM	11'5 x 10'9 Secondary glazed window to front, gas fireplace, two-featured arched alcoves and radiator.
DINING/SITTING ROOM	10'8 x 10'6 min Radiator, built in shelved storage, gas fireplace, door to the Sunroom and part frosted glass panelled door leading to:
KITCHEN	12'5 x 7'9 Radiator, window to rear, single bowl and drainer sink unit, tiled splashbacks, base and wall units, fitted storage and glass panelled door leading to:
SUNROOM	12' x 4'9 Plumbing for a washing machine, double glazed windows to side, door to rear exterior.

From the Main Hallway, door to:

BATHROOM	6'5 x 4'9 Panelled bath with shower and screen, pedestal wash hand basin and WC, radiator, tiled splash backs, towel rail and mirrored cabinet.
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FIRST FLOOR ACCOMMODATION

MAIN LANDING	Stairs elevating from the ground floor with fitted storage cupboard, doors to:
BEDROOM ONE	11'9 x 11'6 max Radiator, secondary glazed window to front
BEDROOM TWO	11'7 x 10'4 max Radiator, double glazed window to rear
BEDROOM THREE	7'4 x 5'4 max (L shaped in nature) Radiator, double glazed window to side and combi boiler.
EXTERNALLY	A gated pathway leads to the main entrance door with an adjoining front planted forecourt. The pathway leads along the side of the property to the rear. To the rear of the property is a large mature garden with a mixture of fruit trees and garden shed. A driveway leads to the rear of the property. We understand that there is no legal or formal right to pass over a small part of this access. We are happy to provide further information to this regard to interested parties.
WORKSHOP	21'5 x 13'2 Up and over door, further access door to side, windows to side and rear.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water, Gas and Drainage is connected to the property, with a gas-fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates. 01970 294 139</i>
COUNCIL TAX	We are advised that the property is currently Council Tax Band C
What3Words:	///awoken.estimate.isolating
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 on order











