

3 bed bungalow to buy in SY23

., Capel Dewi, Aberystwyth, Ceredigion, SY23 3HR

£330,000 Starting Bid

x 3 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate ‘exchange of contracts’ available
- DETACHED BUNGALOW
- Three bedrooms
- EPC Rating C

Key Information

- Council Tax: Band F
- EPC Rating: C
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

CBW Property Management are delighted to present Perllan Dewi, a beautifully proportioned and well-maintained detached bungalow, available on the open market for the first time in many years. Situated in the sought-after village of Capel Dewi, just outside Aberystwyth, this charming

three-bedroom home offers spacious and versatile living, ideal for families or anyone looking for a peaceful retreat within easy reach of town.

Accommodation:

Of approximate dimensions

Porch / Study / Reception - 3.56m (11'9'') x 2.46m (8'1''):

A useful entrance space that doubles as a home office or reading area, featuring exposed brick

detailing, engineered flooring, inset ceiling lights, two radiators, storage cupboard and direct access

to the main living areas.

Entrance Hall:

Central connecting hallway with doors leading to most rooms.

Sitting Room - 5.21m (17'2'') x 4.98m (16'5''):

A bright and comfortable front-facing lounge with large UPVC window, feature fireplace, ceiling

spotlights, radiator and multiple power points, perfect for relaxing or entertaining.

Dining Room - 5.08m (16'8'') x 3.73m (12'3''):

Spacious rear reception with coved ceiling, inset lighting, double doors opening to the garden and engineered flooring ? Ideal for family meals or formal occasions.

Kitchen - 3.76m (12'5'') x 3.35m (11'0''):

A modern, well-planned kitchen with an excellent range of fitted units, tiled splashbacks, space for a range-style cooker with extractor, integrated fridge/freezer, ceramic tiled floor and side-facing window bringing in natural light.

Utility Room - 3.78m (12'5'') x 1.55m (5'2''):

Practical and well-equipped, offering additional worktop and storage units, sink, plumbing for a washing machine, space for tumble dryer, radiator, external side door and internal access to the garage.

Master Bedroom - 4.98m (16'5'') x 3.71m (12'3''):

A spacious principal bedroom to the front with inset ceiling lighting, radiator, UPVC window and plenty of sockets, a calm and inviting retreat.

En-Suite Shower Room:

Fitted with a modern walk-in shower, WC and wash basin, complemented by tiled walls and flooring, heated towel rail, extractor fan, inset lighting and side window.

Bedroom Two - 4.52m (14'10'') x 4.04m (13'4''):

A generously proportioned double room overlooking the rear garden, with radiator and coved ceiling.

Bedroom Three - 4.70m (15'6'') x 3.28m (10'10''):

Another well-sized double bedroom to the rear, complete with coved ceiling, UPVC window and radiator.

Family Bathroom:

A contemporary four-piece suite with bath, large walk-in shower, WC and wash basin. Finished with tiled walls and flooring, heated towel rail, inset spotlights and an opaque rear window.

Externally

Front Garden & Driveway:

A smartly presented lawned frontage with extensive parking space for several vehicles, together

with gated access to both sides of the property.

Garage:

A large and versatile garage benefiting from lighting, power and convenient internal access.

Rear Garden:

A generous outdoor space with lawn and patio, offering excellent potential for landscaping, planting, or the addition of seating areas.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £330,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Porch / Study / Reception (Ground Floor)

3.56m x 2.46m (11'8" x 8'0")

A useful entrance space that doubles as a home office or reading area, featuring exposed brick detailing, engineered flooring, inset ceiling lights, two radiators, storage cupboard and direct access to the main living areas.

Entrance Hall (Ground Floor)

Central connecting hallway with doors leading to most rooms.

Sitting Room (Ground Floor)

5.21m x 4.98m (17'1" x 16'4")

A bright and comfortable front-facing lounge with large UPVC window, feature fireplace, ceiling spotlights, radiator and multiple power points, perfect for relaxing or entertaining.

Dining Room (Ground Floor)

5.08m x 3.73m (16'8" x 12'2")

Spacious rear reception with coved ceiling, inset lighting, double doors opening to the garden and engineered flooring — ideal for family meals or formal occasions.

Kitchen (Ground Floor)

3.76m x 3.35m (12'4" x 10'11")

A modern, well-planned kitchen with an excellent range of fitted units, tiled splashbacks, space for a range-style cooker with extractor, integrated fridge/freezer, ceramic tiled floor and side-facing window bringing in natural light.

Utility Room (Ground Floor)

3.78m x 1.55m (12'4" x 5'1")

Practical and well-equipped, offering additional worktop and storage units, sink, plumbing for a washing machine, space for tumble dryer, radiator, external side door and internal access to the garage.

Master Bedroom (Ground Floor)

4.98m x 3.71m (16'4" x 12'2")

A spacious principal bedroom to the front with inset ceiling lighting, radiator, UPVC window and plenty of sockets, a calm and inviting retreat.

En-Suite Shower Room (Ground Floor)

Fitted with a modern walk-in shower, WC and wash basin, complemented by tiled walls and flooring, heated towel rail, extractor fan, inset lighting and side window.

Bedroom Two (Ground Floor)

4.52m x 4.04m (14'9" x 13'3")

A generously proportioned double room overlooking the rear garden, with radiator and coved ceiling.

Bedroom Three (Ground Floor)

4.70m x 3.28m (15'5" x 10'9")

Another well-sized double bedroom to the rear, complete with coved ceiling, UPVC window and radiator.

Family Bathroom (Ground Floor)

A contemporary four-piece suite with bath, large walk-in shower, WC and wash basin. Finished with tiled walls and flooring, heated towel rail, inset spotlights and an opaque rear window.

Externally

Front Garden & Driveway (Ground Floor)

A smartly presented lawned frontage with extensive parking space for several vehicles, together with gated access to both sides of the property.

Garage

A large and versatile garage benefiting from lighting, power and convenient internal access.

Rear Garden

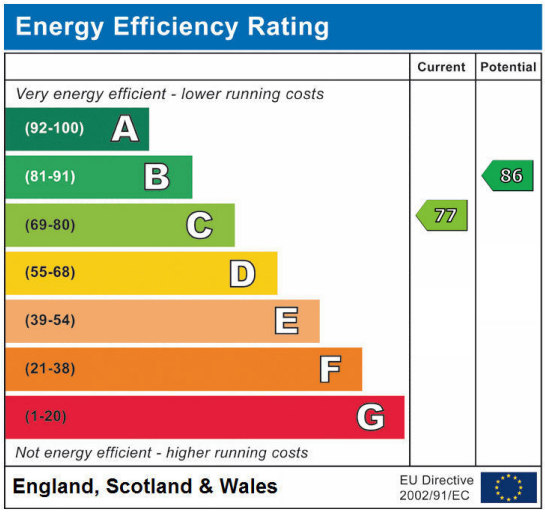
A generous outdoor space with lawn and patio, offering excellent potential for landscaping, planting, or the addition of seating areas.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 173.1 m²
TOTAL : 173.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





., Capel Dewi, Aberystwyth, Ceredigion, SY23 3HR

Contact your local branch today for more information on this property:

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