

Ref: 0dol16

Dolruddyn, Cross Street, Bow Street, Nr. Aberystwyth, SY24 5BB

**A spacious 3/4 bedroom beautifully presented house with planning permission for a detached double garage. With countryside views to the front and rear. Local village amenities, and easy travel to Aberystwyth. Ideally situated for the coast and countryside pursuits, (Ceredigion Coast Path 3 ½ miles distant).**

Aberystwyth 3 miles, Devil's Bridge & the Mynach Falls 11 miles,



This most attractive property was, we understand, built in the 1930's of cavity wall construction with rendered elevations under a slate roof. Providing well presented, diverse very spacious accommodation with mains gas central heating and uPVC double glazing. The house also benefits from a recently fitted new kitchen with underfloor heating.

Accommodation in brief as follows:-

**Ground Floor:** Entrance Lobby, Hall, Lounge, Kitchen/Breakfast Room, Utility Room, Side Porch, Dining Room/Bedroom 3, Reception Room/Bedroom 4, Bathroom.

**First Floor:** Master Bedroom with En Suite, Further Double Bedroom.  
(EER: C)

**Gardens:** Delightful gardens to the front and rear, including well-kept lawns, meandering pathways, and an outdoor Jacuzzi Hot Tub.

**N.B. Planning permission was granted in April 2019 for a detached Double Garage**

**Location:** Bow Street has a general store and post office, a primary school, church, petrol station, craft & coffee shop, fish and chip shop and public houses. There is a regular bus service and a new railway station will be opened in 2020. The popular west coast town of Aberystwyth is only 3 miles to the south, with excellent shopping and leisure amenities, an 18-hole golf course, schools and university, the National Library and Welsh Assembly building, general hospital, main line railway station, and nearby beaches along the wonderful West Coast shoreline. The spectacular Devil's Bridge and Mynach Falls, as well as the picturesque Ystwyth River Valley are within easy reach. The ancient capital of Wales, Machynlleth is 14 miles to the north, at the southern reaches of Snowdonia National Park.

**Price Guide: £340,000**

## THE ACCOMMODATION COMPRISES:

With uPVC double glazing and mains gas central heating.

### Ground Floor –

<b>ENTRANCE LOBBY:</b>	Front door with glazed panel to one side, leads into the lobby. From here a glazed panelled door with windows either side leads into the entrance hall.
<b>ENTRANCE HALL:</b>	Spacious hall with window to the rear, store cupboard and stairs to the first floor. Doors off to:-
<b>LOUNGE:</b>	22'4" x 14'. Fireplace with slate hearth housing a multi fuel stove. Window to the front and side aspects. Exposed floorboards.
<b>KITCHEN/ BREAKFAST ROOM:</b>	15' x 12'. Recently installed fitted kitchen with granite work surfaces. Stainless steel Belfast sink, Ceramic hob with extractor fan over. Eye level double oven and grill. Built in Microwave oven. Concealed dishwasher, tiled splashbacks. Recess in which a fixed, granite top dining table has been placed. Tiled floor with underfloor heating. Ceiling Downlights. Two windows to the rear aspect overlooking the gardens. Ample space for an American style fridge freezer and a dining table. Door to the side porch and utility room.
<b>SIDE PORCH:</b>	External door to the side of the property and door to a store room and the utility room.
<b>UTILITY ROOM:</b>	6'10" x 5'. Window to the rear. Plumbing and space for a washing machine and tumble dryer. Wall mounted mains gas boiler.  From the entrance hall doors to:-
<b>DINING ROOM /BEDROOM 3:</b>	13'10" x 12'6". Corner fireplace with tiled surround. Window overlooking the front garden with views beyond.
<b>RECEPTION /BEDROOM 4:</b>	13' x 11'6". Corner fireplace housing a multi fuel stove. Exposed floorboards. Window to the side aspect.
<b>BATHROOM:</b>	6'6" x 6'. White suite comprising of pedestal wash hand basin, bath with shower over and shower screen. Low level W.C. Chrome heated towel rail. Fixed mirror, shaver point. Fully tiled walls and floor. Window to the rear.

### First Floor –

<b>LANDING:</b>	From the Entrance Hall a turning staircase leads up to the first floor landing with doors to the Master Bedroom Suite and Bedroom 2.
<b>MASTER BEDROOM SUITE:</b>	19' x 17'7". Window to the front aspect enjoying far reaching countryside views and two Velux style roof windows to the rear. Doors to:-
<b>EN SUITE SHOWER ROOM:</b>	9'2" x 8'6". Contemporary white suite comprising, large shower cubicle, circular ceramic basin on a vanity table, low level W.C. Fully tiled walls and wood effect flooring. Ceiling down lights. Velux style roof window to the rear.
<b>WALK-IN WARDROBE:</b>	8'6" x 7'10". Ceiling downlights.
<b>BEDROOM 2:</b>	15'7" x 9'6". Dormer window to the front aspect, again with lovely views and Velux style roof window to the rear. Exposed floorboards. Eaves storage cupboard.

## EXTERNALLY:

### GARDENS:

The front and rear gardens are a delight and provide a charming setting for the house. To the front there is a sizeable lawn, interspersed with a variety of shrubs, bushes and trees. An attractive pathway with borders to the side, leads to the rear full width terrace from where meandering pathways access the gardens. There is a bespoke Gazebo housing a Jacuzzi hot tub model J-575 which we are informed was installed in 2016. A further al fresco dining Gazebo provides a lovely area to sit and enjoy the surroundings. To one side is a garden shed and adjacent enclosed fruit cage. The gardens overlook pasture fields to the front and rear.

### THE APPROACH:

The property is located off a country lane accessed from the A487 which is 160 yards away. It occupies a pleasant position with rural views to the fore and rear.

### PLANNING PERMISSION DOUBLE GARAGE:

Planning permission was granted in April 2019 for a detached double garage. Details can be viewed on the Ceredigion planning portal ref: A180387.

### SERVICES:

We understand that the property is connected to mains water, mains electricity and mains drainage. The house has mains gas central heating. Telephone with a fast broadband facility is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

### COUNCIL TAX:

We are informed that the property is within Council Tax Band "E". Currently £117 per month (10 months) 2020. (Ceredigion County Council).

### FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

### TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

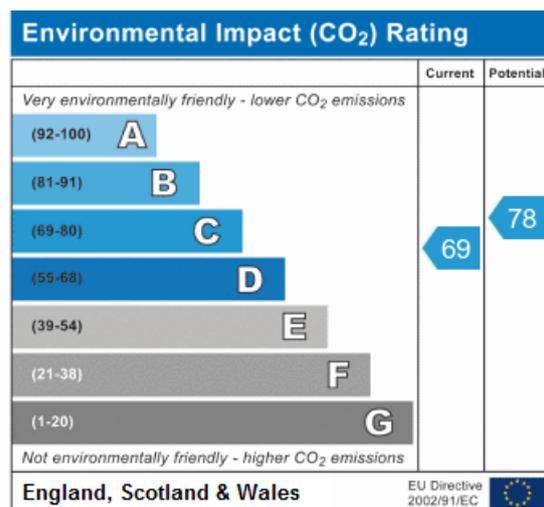
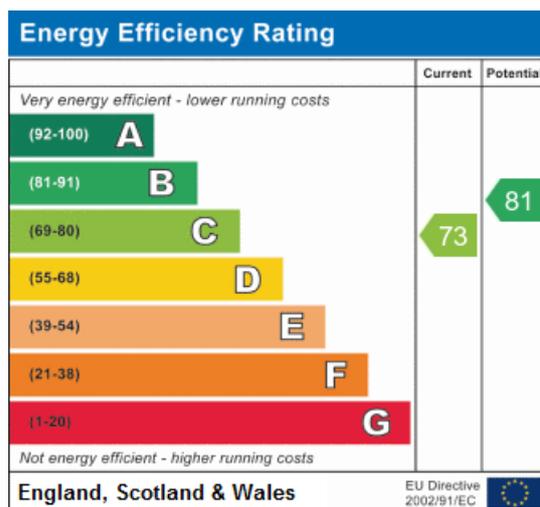
### VIEWING:

By appointment with **PROFILE HOMES**



Tel: 01550 777790  
Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
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### ENERGY PERFORMANCE:



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Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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