



## Hillside, Llandre, Bow Street SY24 5BS

**Offers in the region of £239,950**

Detached dormer style property  
4 Bedrooms & 2 Receptions  
Detached Garage & parking  
Elevated views to fore  
EER 27

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## DESCRIPTION

Detached 1920's dormer style property situated on a slightly elevated location within the village of Llandre, approximately 6 miles north of the coastal and University town of Aberystwyth. The property which has a striking arched storm porch entrance provides for 4 bedrooms, 2 reception accommodation. Attractive bay windows look out over the front garden with views of the village and adjoining countryside. The lawned gardens extend to the rear of the property and a raised decked patio is ideally situated for lounging and barbecues. The property has private parking and a detached garage.

## STORM PORCH ENTRANCE

Arched feature entrance with quarry tiled flooring, lighting, part double glazed glass panel front entrance door leading to;

## HALL

Laminate flooring, picture rail, radiator, telephone point, doors to;

## LOUNGE

15' x 11'10max (4.57m x 3.61m)  
Double glazed bay window to fore with elevated views over the village, Multi fuel burner with tiled hearth and surround, timber mantle over, exposed wood flooring, picture rail, radiator, TV point.

## BEDROOM 1

13'3 x 12'4 max (4.04m x 3.76m max)

Double glazed bay window to fore with views, mirror fronted wardrobes with hanging and shelving space, radiator, picture rail, TV and telephone points.

## BEDROOM 2

11' x 10'11max (3.35m x 3.33m)  
Double glazed window to side, picture rail, radiator.

## BATHROOM

Double glazed opaque glass window to rear, white suite comprising of panel bath with Mira 45 electric shower over, pedestal wash hand basin, close coupled WC, tiled walls and flooring, tongue and groove to ceiling, ceiling downlighters,

ladder style towel rail, electric wall heater.

## DINING ROOM

18'8max x 10'10max (5.69m x 3.30m)  
Glass panelled door, double glazed window to rear, built in storage cupboard with shelving, radiator. Worcester oil fired central heating boiler providing domestic hot water and central heating to the property, stairs to first floor, understairs storage, double glazed window to side, glass panelled door to;

## KITCHEN

11'1 x 6'11 (3.38m x 2.11m)  
Two double glazed windows to rear. Fitted Shaker style kitchen comprising of base, wall and drawer units with worktops over including 1½ bowl stainless steel single drainer sink unit with mixer tap, integral Electrolux dishwasher and washer/dryer, Zanussi slot in electric cooker with 4 ring hob and double oven, extractor fan, appliance spaces, skirting heater, tongue and groove sloping ceiling with Velux style window, ceiling downlighters, localised wall tiles, tiled flooring. Timber stable style side entrance door with feature glass inset.

## FIRST FLOOR LANDING

Double glazed window to rear, doors to;

## BEDROOM 3

16'5 x 13'5max (5.00m x 4.09m)  
Double glazed window to rear with view over garden, exposed beam, tongue and groove sloping ceiling, radiator, spotlighting, access to undereaves storage.

## BEDROOM 4

16'6 x 8'4 and 8'5" x 5'3" (5.03m x 2.54m and 2.57m x 1.60m)  
Light and airy room currently utilized as a study/guestroom, glass panel door, double glazed dormer style window to fore with views over the village and beyond, double glazed window to rear overlooking garden. Exposed timber flooring, sloping ceiling, exposed beams, spotlighting, removable wall shelving unit set on castors to undereaves storage, built in

storage unit with shelf over, TV point.

## EXTERNALLY

The property is approached over a parking area with steps and pathway ascending to front entrance. Slightly sloping lawned garden with flower beds, elevated views of Llandre village and the countryside. The pathway to the sides of the property lead to the enclosed slightly sloping lawned rear garden. Brick built outhouse with power and lighting connected, steps rising to raised decked area providing lounging area. A DETACHED SINGLE GARAGE is located alongside the parking area. Oil tank.

## SERVICES

We are advised that Mains services are connected. Oil fired central heating system.

## VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail [aberystwyth@johnfrancis.co.uk](mailto:aberystwyth@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

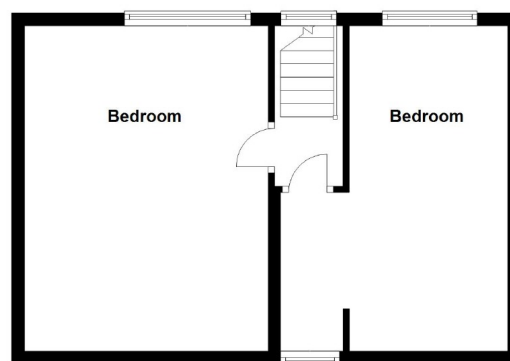
## DIRECTIONS

From our Aberystwyth office proceed in a northerly direction along the A487 coastal road for approximately 5 miles through the village of Bow St. Take a left hand turning at the Rhyd Y Pennau public house, signposted for Llandre and Borth. Continue for approximately ½ mile into the village of Llandre whereby the property will be located a short distance along on the right hand side as identified by our For Sale board.

Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	36
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.  
Francis**