



13 ALLT-Y-BRYN

Llanarth | Ceredigion | Wales | SA47 0NA

FINE & COUNTRY

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Immaculately presented three bedroom detached bungalow with conservatory, adjoining double garage, and comfortable outside parking for 3 cars.

Entrance Porch:

A canopied entrance porch with tiled step and UPVC double glazed door leading into a spacious entrance hall.

Entrance Hall:

Coved ceiling, radiator and leading to the principal rooms, double airing cupboard and access to roof space.

Sitting Room:

12'8" x 15'4"

Front aspect, UPVC double glazed window to front, radiator, inset ceiling spotlighting feature fireplace, coved ceiling and TV point.

Dining Room:

7'11" x 13'6"

Rear aspect, radiator, twin UPVC double glazed doors into conservatory, inset spotlighting, coved ceiling, archway through to spacious kitchen.

Conservatory:

12'6" x 7'11"

Accessed from the dining room, there is a UPVC double glazed door which leads into the triple aspect conservatory with fully UPVC double glazed windows to three sides, tiled flooring, Apex roof and double doors to the extensive and beautifully manicured gardens.

Kitchen:

9'3" x 12'8"

Rear aspect, single drainer double bowl sink unit with mixer tap, a comprehensive range of eye and base level units with an inset Europa double electric oven with a four ring Creda electric hob to the side with extractor hood over, part tiled walls, tiled flooring, inset built in Creda dishwasher, UPVC double glazed window overlooking conservatory.

Utility Room:

10'4" x 8'1"

Rear aspect, a range of base level units with a single drainer stainless steel sink unit with mixer tap, part tiled walls, UPVC double glazed window overlooking rear garden, radiator and access to downstairs cloakroom. From the utility room there is a UPVC double glazed door which leads to the side garden and outside. Additionally, from this area, there is access to the garage.

Cloakroom:

Low level WC, vanity wash hand basin, radiator, UPVC double glazed window to side, coved ceiling, extractor fan and tiled flooring.

Bedroom One:

10'6" x 12'2"

From the entrance hall leads to the side of the property and bedroom one which is front aspect with UPVC double glazed window, radiator, telephone point, coved ceiling and door to ensuite shower room.

Ensuite Shower Room:

Walk in shower unit with wall mounted shower, tiled walls, low level WC, vanity wash hand basin, UPVC double glazed window to side, shaver light point, coved ceiling, extractor fan and radiator.

Bedroom Two:

9'9" x 11'6"

Rear aspect with UPVC double glazed window, coved ceiling and radiator.

Bedroom Three:

6'8" x 12'1"

Front aspect, UPVC double glazed window, radiator and coved ceiling.

Family Bathroom / Shower Room:

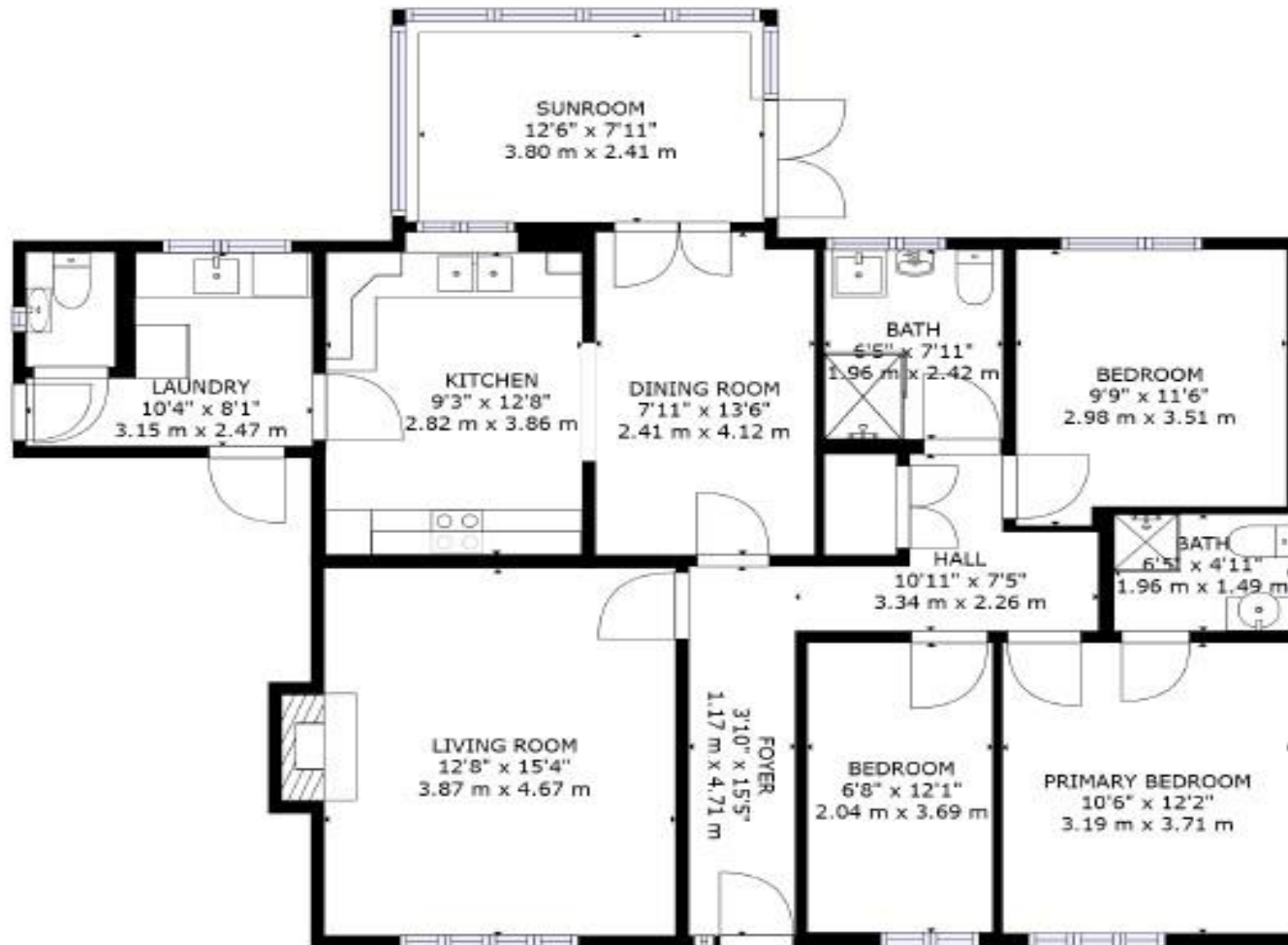
6'5" x 7'11"

Large double built-in, walk-in shower with wall mounted shower unit with rain fall attachment, vanity wash hand basin, bidet, low level WC, part tiled walls, UPVC double glazed window to rear, shaver light point, radiator and extractor fan.









FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1218 sq. ft., 113 m²
 TOTAL: 1218 sq. ft., 113 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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