

NEW
INSTRUCTION



Llys Iwan, Dole, Llandre, Bow Street SY24 5AE

Offers in the region of £349,950

5 Bedroomed House with 2 Bedroomed Attached Cottage
Spacious Residence in Quiet Location
Grounds and Useful Outbuildings
Character Features
EER 62

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DESCRIPTION

Llys Iwan is an attractive and spacious Victorian property dating to 1880. Very much in the Arts & Crafts style of the day, the 5-bedroom semi-detached house retains a wealth of period features including Minton tiled entrance, stained glass windows, period fireplaces and handsome sash windows which have been carefully double-glazed to retain the integrity of the original house.

An impressive entrance hallway leads into a large, light drawing room with open fire and dual aspect windows. A further sitting room opens into a large timber frame conservatory. The kitchen is spacious and well-equipped with further useful rooms serving as utility space.

To the first floor is a large master bedroom with shower en suite, two further double bedrooms, large family bathroom and single bedroom. The attic floor comprises a long useful well-lit room with ample eaves storage. Significantly on the ground floor is an additional large reception room, currently used as a bedroom with easy access en suite shower room. Surrounded by large mature gardens abundant with a variety of fruit trees and shrubs, detached garage and a useful original outbuilding which may be put to further accommodation use, subject to approval. Early viewing is recommended to fully appreciate the extent of what is on offer.

HALLWAY

Entered via stained glass timber door, Minton tiled floor, staircase to first floor, stained glass window from half landing.

LIVING ROOM

15'10 x 13'8 (4.83m x 4.17m)
Window to front, window to side, open fire with decorative surround, carpeted floor.

SITTING ROOM

14'6 x 12'3 (4.42m x 3.73m)
Woodburning stove set on tiled hearth with original timber surround, carpeted floor. French doors to:

HARDWOOD CONSERVATORY

P Shaped 16'6 MAX x 14' MAX
(PShaped 5.03m MA X x 4.27m)
Door to side lawn, tiled floor, door to:

STUDY

9'3 x 7' (2.82m x 2.13m)
Window to front, window to side.

KITCHEN DINER

22' x 15'9 (6.71m x 4.80m)
Fitted with a range of timber base and eye level units, dark granite worktops, ceramic sink, built in dishwasher, hobs, double oven, microwave, tiled floor. French doors to patio, door to:

REAR ENTRANCE

Door to rear, door to:

BOILER ROOM

Hot water tank, oil fired central heating boiler, window to rear. Door to:

UTILITY

L Shaped 6'11 x 6' (LShaped 2.11m x 1.83m)
Plumbing for washing machine, Belfast sink, worktops.

GROUND FLOOR BEDROOM

15'7 x 12'5 (4.75m x 3.78m)
Currently being utilised as a bedroom. Window to front, carpeted floor, communicating door to Hendre Gwyn, sliding door to:

DISABLED EN-SUITE SHOWER ROOM

Wheelchair friendly W.C., sink hand basin, shower, heated towel rail.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

14'11 x 13'7 (4.55m x 4.14m)
Window to front, window to side, built in storage, carpeted floor. Door to:

EN-SUITE

Low level flush W.C., sink hand basin, shower in glass enclosure, heated towel rail.

BEDROOM 2

14'1 x 12'10 (4.29m x 3.91m)
Window to side, window to rear, built in storage, carpeted floor.

BEDROOM 3

8'4 x 8'4 (2.54m x 2.54m)
Two windows to front, built in storage, carpeted floor.

BEDROOM 4

10'6 x 6'3 (3.20m x 1.91m)
Window to rear, carpeted floor.

BATHROOM

Low level flush W.C., sink hand basin, panel bath, shower in glass enclosure, tiled splashbacks, heated towel rail, tiled floor.

ATTIC ROOM

28' x 9'9 (8.53m x 2.97m)
Skylight windows, window to front, storage in eaves, carpeted floor.

EXTERNALLY

A separate driveway sweeps to the side of the property leading to a parking area for several vehicles. Enclosed side lawn and shrub area with sun patio.

Enclosed courtyard. Rear lawned garden with mature trees and shrubs leading to a vegetable garden.

To the front, accessed on the opposite side of lane, is a lawned garden with views towards open countryside, edged at the bottom with a stream.

SERVICES

Mains electricity and water, private drainage. Oil fired central heating.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

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

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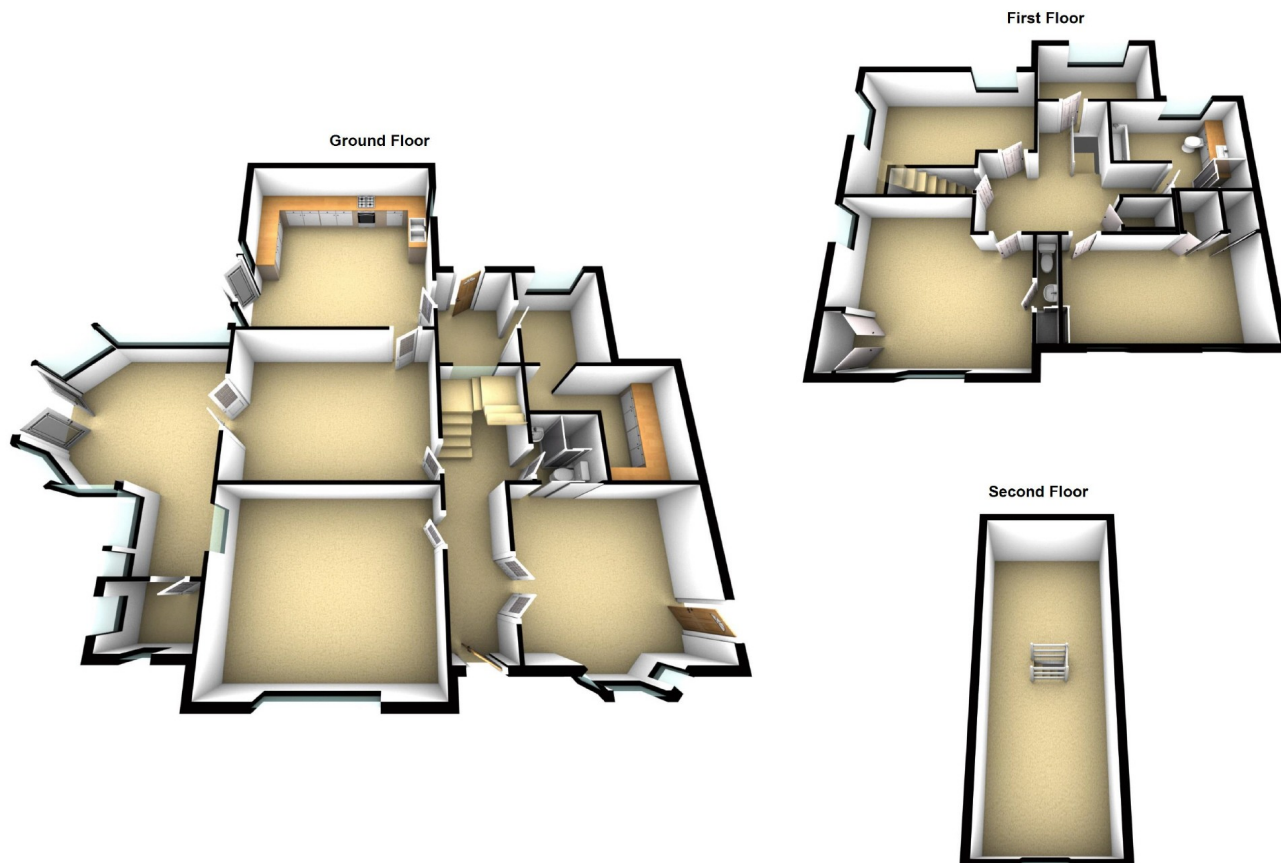
TENURE

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.

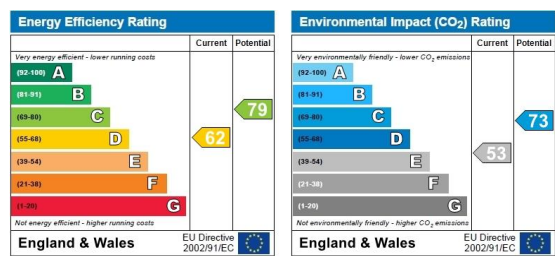
DIRECTIONS



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**John.
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