



NEUADD WEN, LLANDRE SY24 5BS

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Unique extremely well appointed very spacious Bungalow having large rooms with tall ceilings. Convenient elevated private location set in large tiered lawn grounds with stunning views over the valley, benefiting from sunny south westerly aspect. 5 miles north of Aberystwyth and 2 miles from the beach at Borth

NEUADDWEN

FOR SALE BY PRIVATE TREATY

LLANDRE, BOW STREET. SY24 5BS

This architecturally designed home has well planned accommodation interestingly set on two or three low rise levels. Designed in such a manner to allow for an annex away from the principal area to one end. Alternatively the extensive double garage with first floor has great potential for conversion.

Accessing the property from the front door opens into a large reception hall. Spiral stairs feature access to study and extensive loft storage off. Two steps up from the reception hall opens to a split hallway corridor where the day rooms and master suite are situated. Double doors open down into a huge lounge with tall ceiling, open fire chimney breast feature off which is the conservatory garden room taking in the panorama. The kitchen/breakfast room which is located at the rear, fitted with high quality German units and matching island with integrating dining area, oil fired AGA plus ceramic electric hob and oven. The utility room has fitted units, a cloak room and door to rear brick paved courtyard. Adjoining the kitchen is an everyday family TV room next to which is the dining room which opens into the hall. The Master bedroom is extremely well appointed with fitted wardrobes having an interesting layout on a one step down level into luxurious 5 piece spar bathroom. The guest bedroom is also located at the front of the house benefiting from far reaching views, the family bathroom is opposite. Double doors to the hallway lead up two steps to two additional double bedrooms with a 'Jack & Jill' en-suite bathroom. The last room in the Bungalow can either be a fifth bedroom or as present a sitting room with open fireplace.



ENTRANCE LOBBY 6' x 6' (1.83m x 1.83m)

Approached via panelled mahogany hardwood front door with two side glazed panels. Two fitted cloak cupboards. Twin fully glazed doors opening into:-

RECEPTION HALL 11' 9" x 11' 9" (3.58m x 3.58m)

Central heating radiator. Spiral staircase up to:-

STUDY 11' 9" x 18' (3.58m x 5.49m)

Double window aspect. Two steps up to:-

INNER HALL

Central heating radiator. Curved cornice.

LOUNGE 26' x 16' 6" (7.92m x 5.03m)

Ceiling height 11'10. Brick chimneybreast with open working fire, raised marble hearth. Moulded cornice. 3 central heating radiators. 12ft sliding patio door and side panels opening down into:-

CONSERVATORY 26' x 12' (7.92m x 3.66m)

Brown uPVC double glazed windows and French doors, polycarbonate mono pitched roof. Ceramic tiled floor. Two double central heating radiators. Views.

DINING ROOM 12' x 15' 4" (3.66m x 4.67m)

Vaulted mahogany clad ceiling 13'6 high with 3 velux windows. French doors with two fixed side glazed panels, glazed wall and twin glazed doors opening into:-

LIVING ROOM 11' 9" x 15' 6" (3.58m x 4.72m)

Ceiling height 11'. Central heating radiator. Glazed door from hall & tall inner hall.

KITCHEN/BREAKFAST ROOM 15' 9" x 16' (4.8m x 4.88m)

Quality fully fitted units, matching Breakfast Island and dining area. Integrated Miele dishwasher, AEG oven & AEG microwave. Space for large American style fridge/freezer. Oil AGA. Ceramic electric 5 ring hob. Two rear windows. Vaulted central ceiling feature with inset lighting. Ceramic tiled floor.

UTILITY ROOM 10' 2" x 21' 6" (3.1m x 6.55m)

Continuation of ceramic tiled floor. Fitted base and wall units. Inset twin single drainer stainless steels ink unit. Space and plumbing for washing machine and dryer. Door to rear.



TOILET

Low flush WC: Wash hand basin. Ceramic tiled floor.

MASTER SUITE

BEDROOM 1 16' 6" x 15' 6" (5.03m x 4.72m)

Two windows with views. Central heating radiator. Fitted wardrobe.

EN-SUITE 12' 6" x 15' 6" (3.81m x 4.72m)

Wood floor. Twin vanity wash hand basins. Corner Jacuzzi bath with shower head. Low flush WC: Bidet: Large walk-in shower cubicle. Central heating radiator.

FAMILY BATHROOM 9' 9" x 13' 3" (2.97m x 4.04m)

Bath. Low flush WC: Bidet: Pedestal wash hand basin. Central heating radiator. Tiled wall area

INNER REAR HALL

Airing/boiler room cupboard

BEDROOM 2 11' 9" x 15' 6" (3.58m x 4.72m)

Views. Moulded cornice. Central heating radiator. Fitted wardrobe



BEDROOM 3 11' 3" x 13' 6" (3.43m x 4.11m)

Bamboo floor. Fitted wardrobe. Central heating radiator Moulded cornice.

JACK & JILL EN-SUITE 6' x 7' 9" (1.83m x 2.36m)

White suite comprising bath with shower mixer tap. Vanity wash hand basin. Low flush WC: Tiled wall areas.

BEDROOM 4 10' 6" x 13' 9" (3.2m x 4.19m)

Bamboo floor. Central heating radiator. Fitted wardrobe.

SNUG/TV/GAMES ROOM 10' x 16' 6" (3.05m x 5.03m)

Views. Two windows either side of chimneybreast with open fire on raised marble hearth, matching fire surround

OUTSIDE

DETACHED DOUBLE GARAGE 30'3 X 24'6 (9.22m x 7.47m)

Two 12'6 up and over remote entry doors, side personal door and window. Two central heating radiators. Electric light and power.

First floor Gym with Sauna

Shared splayed entrance to sweeping drive laid to front lawn and shrub terrace garden rising to large parking and turning area in front of garage.

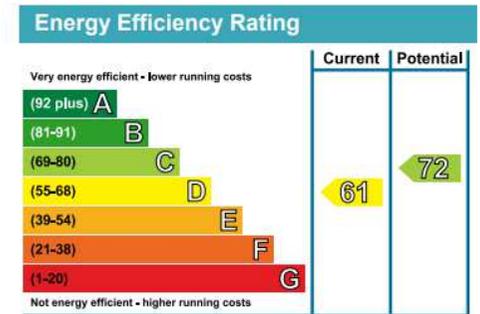
Metal swing gated access to large rear brick paved area which also extends to either side of the bungalow to front sun terrace and lawn garden

SERVICES

Mains electric, water & drainage. Full hardwood double glazed windows. Oil central heating.

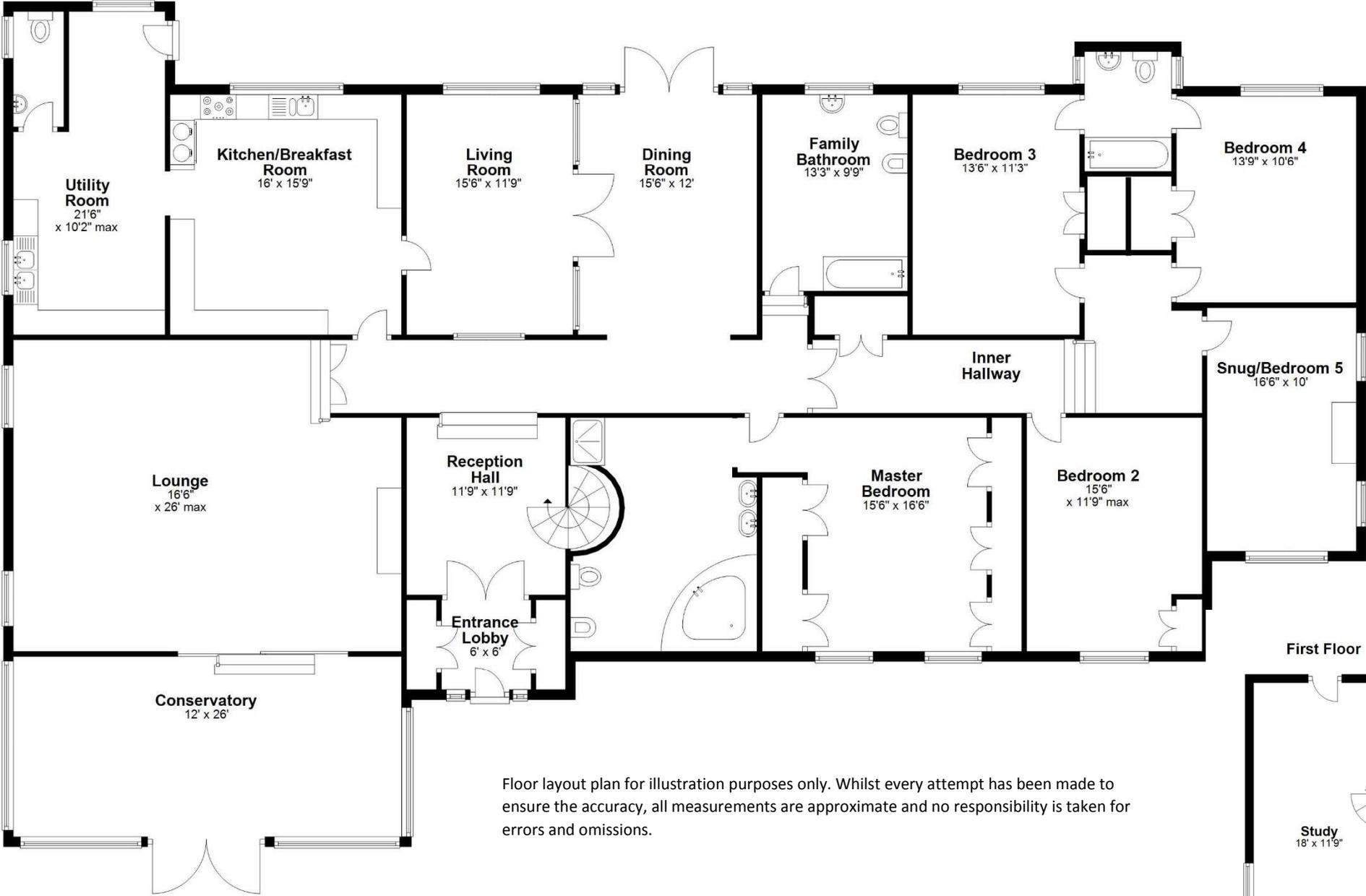
COUNCIL TAX

Band 'H'

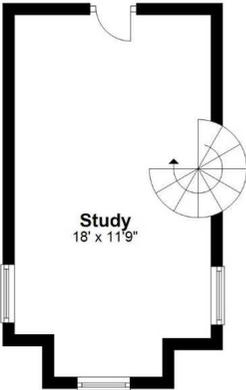




Ground Floor



First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.