

## Nebo

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**Viewing Arrangements**  
Strictly by appointment  
through Alexanders



**Oydana**

**Asking Price £395,000**

**Charming 4 Bedroom Detached Bungalow & land for sale nestled in the Picturesque Village of Nebo, Aberystwyth.**

Welcome to your idyllic escape nestled within the beautiful village of Nebo, Aberystwyth. Set against the backdrop of rolling hills and verdant landscapes, this detached 4-bedroom bungalow offers a haven of charm. With its picturesque surroundings and captivating countryside views, this residence beckons those who seek a retreat from the bustle of city life.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
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T: 01970 636000



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### ENTRANCE

Passing through the large wooden gate, the tarmac drive leads to a cozy porch, where a white double glazed glass panelled front door welcomes you into the property.

### HALLWAY

The hallway, with laminate flooring, features a wall-mounted radiator, Hive central heating system, and a convenient wall-mounted alarm system, along with an airing cupboard and offering access to two loft spaces.

### Doors leading too;

### BEDROOM FOUR (3.17m x 3.72m)

The bedroom offers a cozy ambiance with carpet to flooring, wall-mounted radiator and a white double glazed window allowing natural in from the front elevation.

### LOUNGE/ DINER (8.13m x 4.57m)

The lounge/diner boasts warmth and charm with laminate flooring, two wall-mounted radiators, and an inviting open fireplace adorned with a natural colour stone surround and terrazzo tiles. Illuminated by two large double glazed windows showcasing both front and rear elevations, as well as expansive sliding patio doors to the side offering breathtaking countryside vistas. Completing the ambiance, a glass-panelled door provides convenient access to the kitchen.



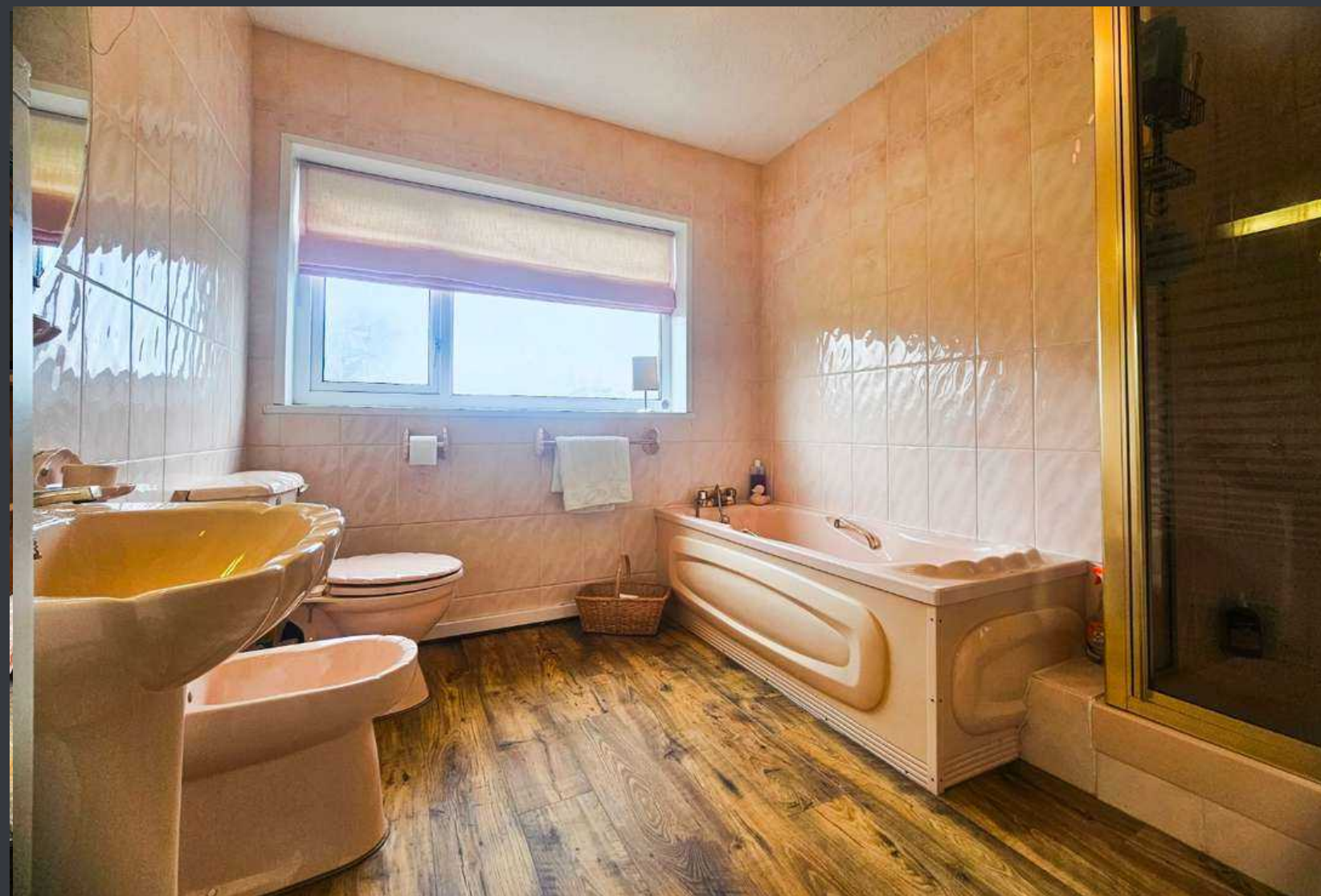
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### KITCHEN (4.89m x 4.05m)

The kitchen featuring tiled flooring throughout and features white wooden base and eye-level units, Appliances include a built-in Hotpoint double oven, Hotpoint four-ring electric hob, Hotpoint extractor fan, and stainless steel sink with mixer tap. A Rayburn serves as the heart of the home, providing central heating and hot water. Additionally, the kitchen is equipped with a built-in fridge and Hotpoint washing machine, while a handy storage cupboard offers extra space. Illuminated by a large double glazed white window overlooking the back garden, the kitchen is connected to the outdoors via a door leading to the small porch area, as well as another door providing access to the lounge/diner.

### PORCH (1.81m x 1.20m)

The porch area features tiled flooring and a white double glazed opaque door, providing access to the rear garden, while another door leads into the ground floor W.C.

### CLOAKROOM

The cloakroom is equipped with a white W.C, a compact white hand basin, and a petite opaque window to the rear elevation.

### BATHROOM

The bathroom features laminate flooring, wall-mounted radiator and light pink tiling throughout. The bathroom is illuminated by a large frosted double glazed window overlooking the rear elevation. This room also benefits from a walk-in electric shower, a light pink bath, a toilet, and a hand wash basin with a shaving point above.



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### **BEDROOM THREE (2.90m x 4.40m)**

The bedroom benefits from carpet flooring, a wall-mounted radiator and convenient built-in wardrobes, providing ample storage space, while a large white double glazed window offers views of the rear elevation.

### **BEDROOM TWO (3.20m x 4.19m)**

The bedroom offers a cozy retreat carpet flooring and wall-mounted radiator, complemented by a large white double glazed window that fills the space with natural light. This bedroom also features built-in over bed wardrobes, offering ample storage space.

### **BEDROOM ONE (4.55m x 3.75m)**

This bedroom provides carpeted flooring, complemented by a wall-mounted radiator and a generously sized white double glazed window. Enhanced with both built-in over bed wardrobes and fitted wardrobes, this room combines functionality and style to create a comfortable and organised living space.



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### LOFT AREAS

The property offers potential for expansion and versatility, as the loft spaces could be converted into additional living areas, subject to obtaining planning permission, providing an opportunity to customise and maximise the space to suit individual needs and preferences.

### REAR GARDEN

The rear garden features a spacious grass lawn area, ideal for outdoor activities and relaxation, complemented by a small slabbed patio, offering a charming space for al fresco dining or enjoying the tranquility of the surroundings.

### FRONT GARDEN

The front garden presents a picturesque scene with its expansive grass lawn, accented by a charming half-circle stoned decking area, all bordered by wooden fencing that enhances the privacy of the space, while offering breathtaking countryside views that add to its appeal.

### GARAGE (6.32m x 3.48m)

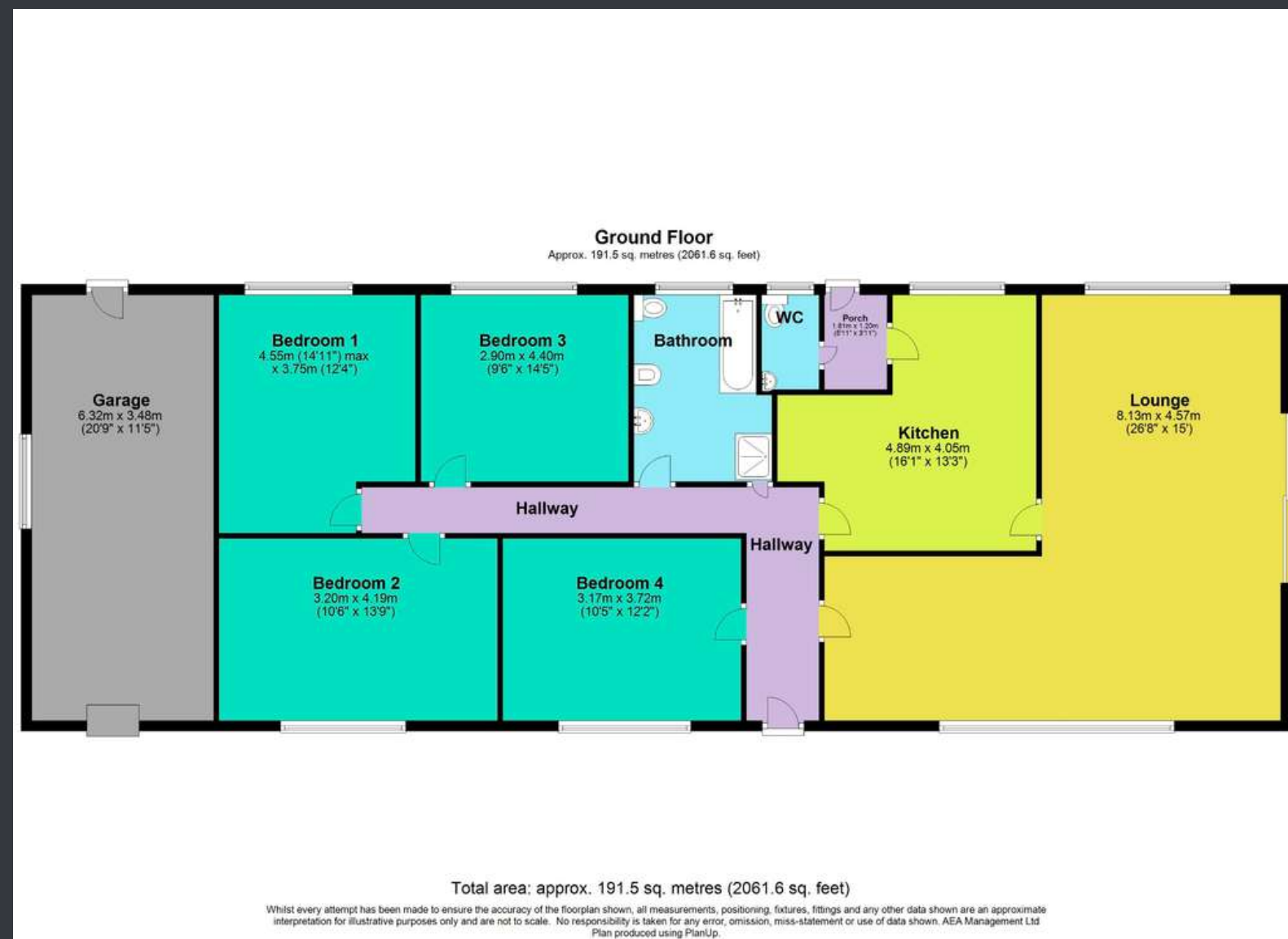
The garage is equipped with an up-and-over front door for convenient vehicle access, along with a rear door providing additional entry options and ease of use for various purposes.

### LAND

Included with the property is an adjacent 2.3 acres of land, providing ample space for expansion or additional development opportunities.



Oydana  
Energy Rating  
TBC



## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2024

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale

## VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information

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