



2 Bedroom Detached Bungalow  
5 Cathedral View, Llangawsai  
Aberystwyth, Ceredigion. SY23 1HH

ASKING PRICE: £199,950  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 5 Cathedral View, Llangawsai, Aberystwyth, SY23 1HH

This detached bungalow enjoys a sought-after position within a well-regarded residential area, set back from the road along a short private driveway. Situated in Llangawsai, just one mile from the centre of Aberystwyth, the property benefits from a level and pleasant walk into town via the tree-lined Plascrug Avenue. This scenic route passes key amenities including the leisure and swimming centre, primary schools, and the rugby club. Aberystwyth, a vibrant university town and popular seaside resort, offers a wide range of social, educational, and shopping facilities, along with excellent public transport links to surrounding areas—making this an exceptionally convenient and desirable place to live.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Built approximately 60 years ago, the bungalow is of traditional construction with rendered and painted external elevations. The main walls are built to support a pitched slate roof.

#### Ground Floor

Front entrance door leading to:

#### Porch

With door to:

#### Hallway

With BT point, Twin power point and doors to:

#### Main Bedroom 3.48m x 3.48m

With window to front. Night storage heater. Two twin power points.

#### Lounge/Dining Room 6.78m x 3.37m

With window to front. Glazed door to outside rear. Timber block flooring. Feature fireplace with gas fired coal effect fire with marble back and hearth. Five twin power points. Night storage heater. Stairs to first floor.

#### Bathroom

With low flush WC. Pedestal wash hand basin. Panel bath with electric shower unit above. Towel radiator.

#### Kitchen 2.96 m x 2.28m

With single drainer sink with base cupboard under. Cooker control with power point. Wall mounted electric heater. Door to Walk in Pantry and door to:

#### Rear Entrance Hall 3.77m x 2.76m

With glazed door to outside rear.

#### Attic Bedroom 3.20m x 2.96m

With window to rear. two twin power points. Opening leading to:

#### En-Suite

With shower cubicle. Low flush WC. Wash hand basin.

#### Outside

To front driveway leading to Attached garage with up and over garage door. Garden mainly to both side laid to lawn with ornamental trees and shrubs.

#### Services

Mains electric, Water and Drainage. Partial Electric heating. Council Tax Band

#### General

This is a conveniently located property ideal for couples of all age groups and with possibility of extending subject to the usual planning permission. For further details contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



