



93 Rhoshendre, Waunfawr
Aberystwyth Ceredigion SY23 3PX
Guide price £225,000



A 3/4 bed roomed semi detached dormer bungalow in need of some modernisation located in a sought after residential area with driveway, garage and garden.

The property is situated in the ever popular Waunfawr. There is a regular bus service from Rhoshendre to Aberystwyth town centre which is within two miles travelling distance. Local amenities at Waunfawr include the large CK Store/Post Office and secondary school. 93 Rhoshendre is also convenient to all major employers to include the university, Bronglais Hospital and the National Library of Wales.

93 Rhoshendre is a commodious home and provides for the following accommodation - On the ground floor:- Kitchen, living room, sunroom/1st bedroom, 2nd bedroom and wc. On the first floor:- 2 double bedrooms and showeroom. Externally there is a fair sized garden with attached garage.

Tenure

Freehold.

Services

Mains electric, water & drainage. Gas fired central heating.

Council Tax Band

To be confirmed

Viewing

Strictly by appointment only made through the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth, Ceredigion. SY23 1NP. 01970626160 or sales@aledellis.com 93 Rhoshendre provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Side Entrance door

Hallway

With stairs to first floor accommodation and doors to

Kitchen

14'7" x 8'6" (4.45 x 2.60)



Comprising base and eye level units with appliance spaces, cooked point and stainless steel sink. Window to fore, side and radiator.

Living Room

11'9" x 18'5" (3.59 x 5.62)



With gas feature fireplace, radiator, window and door to fore into

Front Glazed Porch

With main entrance door.

WC

5'8" x 3'3" (1.75 x 1.01)



With wc, wash hand basin, obscured window to side and radiator.

Sunroom/Bedroom 1

9'1" x 8'5" (2.78 x 2.59)



With radiator and glazed sliding door with access to the rear garden.

Dining Room/Bedroom 2

11'8" x 12'0" (3.57 x 3.67)



With under stairs storage cupboard, window to rear and radiator.

First Floor Accommodation

Landing

With storage cupboards and cupboard with access into loft space. Doors to

Bedroom 3

11'4" x 13'5" (3.47 x 4.09)



A spacious bedroom with window to fore and radiator.

Showroom

5'8" x 6'9" (1.75 x 2.08)



With built in shower cubicle and storage, obscured window to side, wc, wash hand basin and radiator.

Bedroom 4

12'3" x 8'5" (3.74 x 2.59)



With window to fore and radiator.

Externally



Lawned garden and vehicular hardstanding to the fore with access to garage.

To the rear, there are steps from the Sunroom/Bedroom1 down to the lawned garden area with access to rear of the garage.



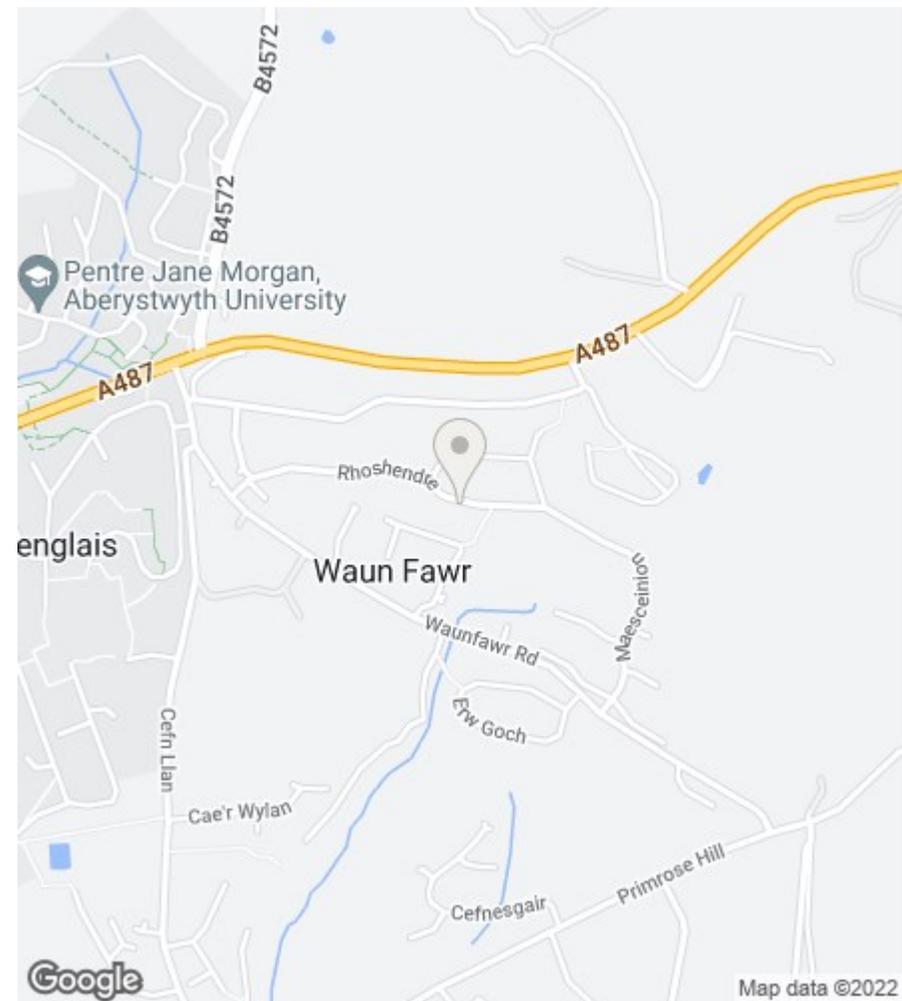
Attached Garage



Up and over door.

Directions

From Aberystwyth proceed north up Penglais hill before turning right to Waunfawr. Take the second turning left (near CK stores) and proceed through Rhoshendre and you will see the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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