35 Maeshendre, Waunfawr
Aberystwyth Ceredigion SY23 3PR
Guide price £210,000

ALED ELLIS

A 3 bedroomed link detached dormer bungalow

in need of some modernisation located in a sought after residential area with driveway, garage and large rear garden.

The property is situated in the ever popular Waunfawr. There is a regular bus service from Maeshendre to Aberystwyth town centre which is within two miles traveling distance. Local amenities at Waunfawr include the large CK Store/Post Office and secondary school. 35 Maeshendre is also convenient to all major employers to include the University, Bronglais Hospital and the National Library of Wales.

35 Maeshendre is a spacious home and provides for the following accommodation -
On the ground floor:- Kitchen, living room, 1st bedroom, 2nd bedroom, Utility Room with WC.
On the first floor:- 1 double bedroom and Bathroom. Externally there is a good sized garden with attached garage.

Tenure

Freehold

Council Tax Band

Council Tax Band E

Services

Mains electric, water & drainage. Gas fired central heating

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

35 Maeshendre provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Front entrance Porch to Hallway.Door in to

Lounge

16'11" x 11'9" (5.18 x 3.6)

Gas fire with tiled fire surround, radiator, sliding patio door to front garden. With doors into

Kitchen Dining room

18'0" x 8'1" (5.51 x 2.47)

Built-in base units and wall units with Single bowl stainless steel sink, Cooker point, Built-in under stairs storage cupboard, radiator, double glazed UPVC window to fore, Door to garage.

Bedroom 1

10'9" x 8'0" (3.29 x 2.45)

Radiator, double glazed UPVC window to rear.

Passage Way

With storage cupboard, stairs to first floor and doors to

Bedroom 2

12'0" x 10'5" (3.68 x 3.2)

Radiator, double glazed UPVC window to rear.

Utility Room
8'8" x 13'9" (2.65 x 4.2)

With shower room 1.6 m x 0.76 m and separate WC 1 .6 m x 0.76m. Plumbing for washing machine. Doors to rear garden and garage.

Stairs to 1st floor

Landing with Under roof storage area and doors to

Bathroom
10'4" x 4'7" (3.17 x 1.4)

Tiled walls floor to ceiling with Bath, WC, wash basin, radiator airing cupboard. Double glazed UPVC window to side. Loft access trap to roof space.

Bedroom 3
13'11" x 10'9" (4.25 x 3.3)

Large double glazed UPVC window to front affording panoramic views across the Waun Fawr. Radiator, built-in wardrobe and door to spacious under roof storage area.

Externally
Tarmacadam driveway leading to attached garage. Lawned area to the front with side access to rear garden with greenhouse.

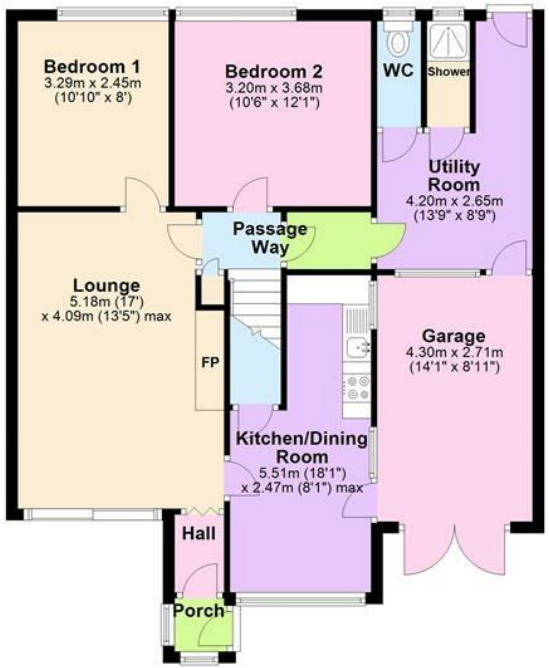
Garage
With double doors and clear Corrugated Perspex roof

Directions
OS Grid Reference SN6007682123
From Aberystwyth proceed north up Penglais hill before turning right to Waunfawr. Take the first turning left (before Ck stores) continue on a short distance and No 35 is situated on the left hand side (first of the dormer bungalows)

What3words location; Butternut.Presides.Dock

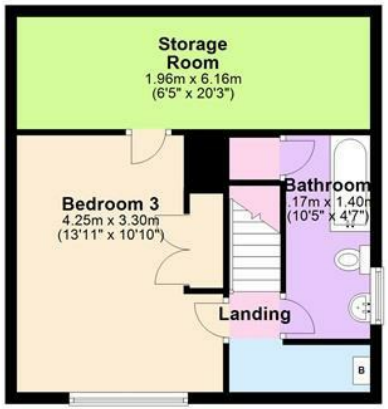
Ground Floor

Approx. 94.9 sq. metres (1021.0 sq. feet)



First Floor

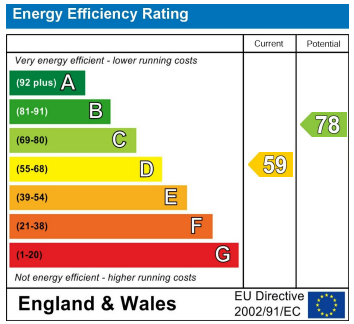
Approx. 40.4 sq. metres (434.5 sq. feet)

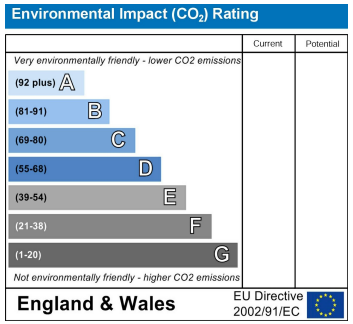


Total area: approx. 135.2 sq. metres (1455.5 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

35 Maeshendre, Waunfawr, Aberystwyth





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