



Pine Wood , Rhydyfelin
Aberystwyth SY23 4PX
Guide price £485,000



For Sale by Private Treaty

A beautifully refurbished three-bedroom detached house in a prime location, offering superb views, a private driveway and a garage.

Pine Wood is an excellent opportunity, located approximately three miles South of the coastal Market town of Aberystwyth.

Recently renovated to a high standard, the property offers several standout features, including integrated surround sound, external CCTV and more. Early viewing is highly recommended.

The property forms part of a residential cul-de-sac just off the A487. Rhydyfelin is conveniently placed to the cycle path and bus routes, with local amenities in nearby Penparcau, including a post office, general stores and primary school.

TENURE

Freehold

SERVICES

All mains' services connected.

COUNCIL TAX

Band F

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Pine Wood provides for the following accommodation. All dimensions are approximate. All images have been taken with a wide-angle lens digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY



A bright and welcoming reception with tiled flooring, radiator, under stairs storage cupboard, stairs to first floor accommodation and an incredible window & light feature (as highlighted on the photographs). Doors to

KITCHEN/ DINING ROOM

A sleek and modern U shaped fitted kitchen with a range of base and eye level units, sink with mixer tap, integrated fridge freezer, dishwasher, electric oven and hob, hidden extractor fan and breakfast bar. A spacious dining area with tiled flooring, window to side, radiator, French doors to side and spotlights.





UTILITY AREA

With additional matching kitchen units and appliance spaces. Glazed door to



REAR PORCH

with door to

DOWNSTAIRS WC



Comprising of WC and fitted wash hand basin above, window to rear and tiled flooring.

FROM THE UTILITY AREA OR RECEPTION HALLWAY

LIVING ROOM

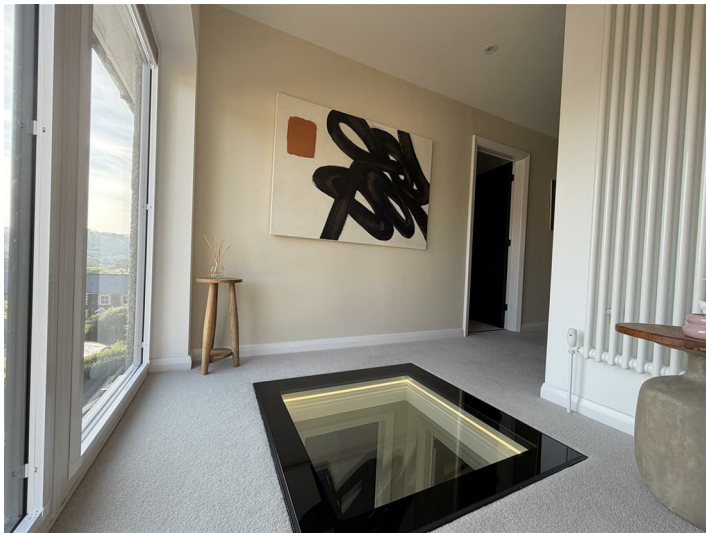
A spacious yet homely living area with original parquet flooring, electric feature fireplace, radiator, window to side and large window to fore.



FIRST FLOOR ACCOMMODATION

LANDING

The picturesque spot! With two large windows to fore overlooking the village and beyond, an architectural glass flooring panel feature, radiator and doors to



MASTER BEDROOM



A gorgeous sized master suite with windows to fore, radiator and access to

EN-SUITE SHOWEROOM



A fresh and modern en-suite showeroom with large walk-in shower, WC, wash hand basin set in vanity unit, mirror, window to side and marble effect tiled flooring and surround.

WALK-IN WARDROBE



With fitted wardrobe and dressing area, access to loft space.

FROM LANDING

BATHROOM



Composing a fitted bath with shower over, WC, wash hand basin set in vanity unit, mirror, obscured window to rear, marble effect tiled floor and surround.

BEDROOM 2



A good-sized double bedroom with window to side, radiator, wardrobe and dressing area.

BEDROOM 3



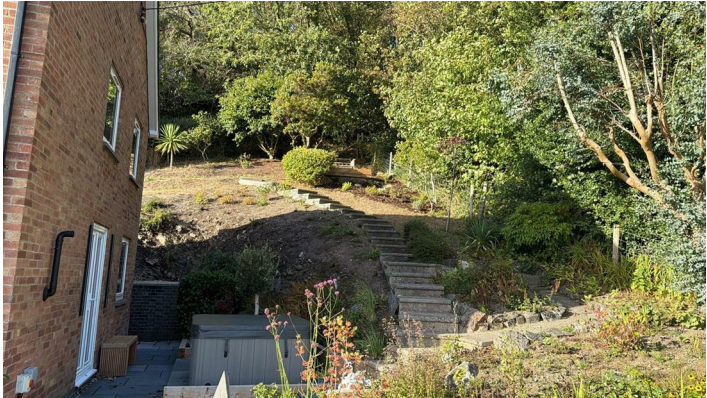
A bedroom or useful office space with window to side and radiator.

EXTERNALLY

The property has a sloping driveway and can be reached either by steps to the front door or by the ramp/ pathway. To the front, there is a lovely south-facing flagstone terrace seating area and a seeded lawn.

The steeply sloping rear garden is accessed by paved steps leading to the top, where the impressive views can be fully appreciated.

To the side of the property is a private, peaceful area with a hot tub.





DIRECTIONS

(What3Words/////infects.caramel.generated)

Take the A487 South through Penparcau towards Rhydyfelin.
Turn left on the middle of the hill. Pinewood is the second
property on the left-hand side.



