



12 Maeshendre, Waunfawr
Aberystwyth Ceredigion SY23 3PR
Guide price £325,000



For Sale By Private Treaty

We are pleased to offer for sale this well located detached 3/4 bedroomed house with large garden situated in a convenient edge of town location.

12 MAESHENDRE
WAUNFAWR
ABERYSTWYTH
CEREDIGION
SY23 3PR

12 Maeshendre is in need of modernisation but provides for spacious family accommodation. The garden is large but in need of attention. Properties in this part of Maeshendre are elevated and have fine views over the surrounding countryside.

Waunfawr provides for local amenities to include the CK stores and Post Office. There is a regular bus service nearby to Aberystwyth town centre which is but 2 miles or so travelling distance. Aberystwyth is the largest town in Ceredigion with a good range of both local and national retailers.

12 Maeshendre is conveniently situated within a short distance of the National Library of Wales, Bronglais hospital and the University.

TENURE

Freehold

SERVICES

All mains' services are connected. Gas fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band F

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.

VIEWING

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

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

GROUND FLOOR

FRONT PORCH

with entrance door to

RECEPTION HALLWAY

with radiator, understairs cupboard and stairs to first floor accommodation. Doors to

LIVING ROOM

15'8 x 15'9 max (4.78m x 4.80m max)



Tiled fireplace with gas fire, radiator, large picture window with pleasant outlook to the fore. Door to



DINING ROOM

10' x 9'9 (3.05m x 2.97m)



with window to rear and radiator. Door to

BASIC KITCHEN

9'3 x 9'9 (2.82m x 2.97m)



comprising single drainer stainless steel sink unit, base unit with fitted electric cooker and 4 ring gas hob over. Plumbing for dishwasher, pantry cupboard housing the Worcester gas fired central heating boiler. Storage cupboard, door and window to rear.

INNER HALLWAY

with doors to

BEDROOM 1

11'5 x 12'4 (3.48m x 3.76m)



with radiator and window to fore.

BEDROOM 2

9'4 x 11'9 (2.84m x 3.58m)



with radiator and window to rear.

DOWNSTAIRS WC



with wash hand basin.

FIRST FLOOR ACCOMMODATION

LANDING

with fitted cupboards and under eaves storage.
Doors to

BEDROOM 3

12'5 x 12'5 max (3.78m x 3.78m max)



with radiator and window to fore with fine views over Waunfawr and beyond.

THROUGH BEDROOM 4/ DRESSING ROOM

6'1 x 9'8 (1.85m x 2.95m)



with under eaves storage and window to fore.

BATHROOM

8'3 x 9'9 (2.51m x 2.97m)



comprising wc and pedestal wash hand basin. Airing cupboard, radiator and window to fore with fine views.

EXTERNALLY

Tarmacadamed driveway leading to

ATTACHED GARAGE

17'4 x 8'9 (5.28m x 2.67m)

Front garden with an abundance of shrubs. Pedestrian path to further large enclosed rear garden.

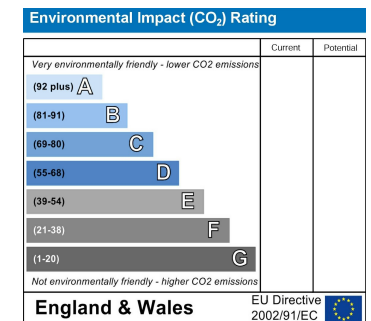
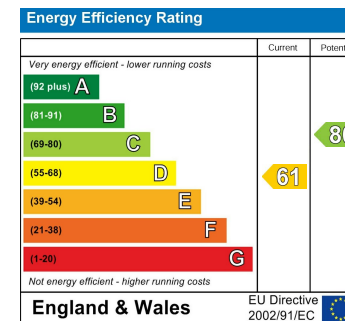
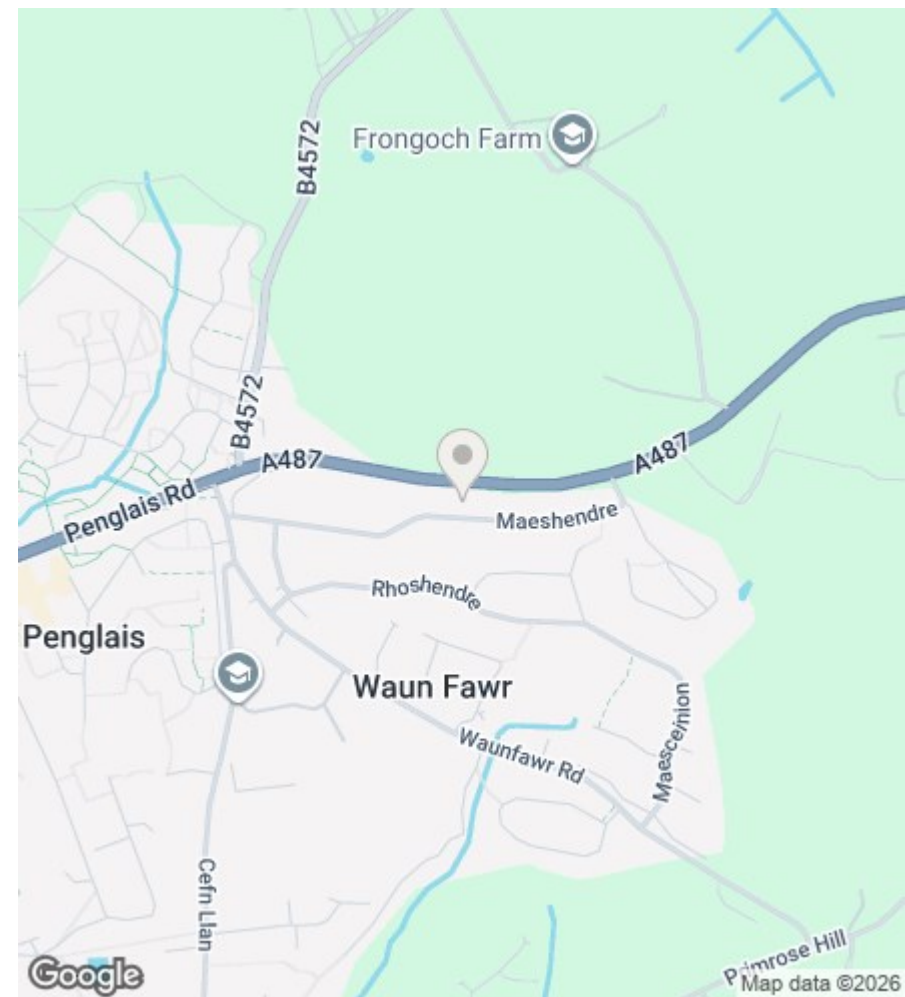
OUTSIDE SHED

with plumbing for automatic washing machine. Gas metre.

DIRECTIONS

(WHAT3WORDS – robots.masters.reinslate.
From Aberystwyth proceed North up Penglais Hill,

on the brow of the hill turn right onto Waunfawr and then turn immediately left onto Maeshendre. Proceed up the hill and No 12 Maeshendre will be on your left-hand side denoted by a for sale board.



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com