



103 Rhoshendre, Waunfawr
Aberystwyth SY23 3PX
Guide price £220,000



For Sale By Private Treaty

A semi-detached 3 bedroomed bungalow, well situated in a popular edge of town residential area with garage and garden.

103 RHOSHENDRE
WAUNFAWR
ABERYSTWYTH
CEREDIGION

Rhoshendre on Waunfawr is an ever-popular location served by a bus service to Aberystwyth which is but a mile or so travelling distance. Local amenities include the Ck Stores and Post Office together with other auxiliary retailers nearby.

The bungalow is ideally suited for a retired couple or small family. The accommodation is highlighted on the floor plan included with these sale particulars. Externally in addition to the detached garage there is ample off-road parking together with pleasant front and rear garden areas.

TENURE

Freehold

SERVICES

All main 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

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.

COUNCIL TAX

Band D

VIEWING

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

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

HALF GLAZED ENTRANCE DOOR TO

RECEPTION HALLWAY

with access to part boarded roof space, radiator and doors to

LIVING ROOM

18'6 x 11'2 (5.64m x 3.40m)



with laminated floor, patio doors to rear garden, ceiling lights and radiator. Door to

KITCHEN

8'5 x 10'9 (2.57m x 3.28m)



comprising 1½ bowl sink unit with mixer tap, range of base units with fitted electric cooker and top over. Concealed dishwasher (dated and not tested). Eye level units with stainless steel extractor fan, wall mounted Potterton gas fired central heating boiler, laminated floor and plumbing for automatic washing machine. Radiator, door to rear and windows overlooking the garden.

FROM THE HALLWAY

doors to

BEDROOM 1

8'6 x 9'2 (2.59m x 2.79m)



with radiator, laminated floor and window overlooking the front garden.

BEDROOM 2

12'4 x 11'1 (3.76m x 3.38m)



with radiator and window overlooking the front garden.

BEDROOM 3

8'5 x 8'5 (2.57m x 2.57m)



with radiator, laminated floor and window to side.

WET/ SHOWER ROOM

5'4 x 6'4 (1.63m x 1.93m)



currently with easy access shower but with room for a bath, wash hand basin and WC. Radiator, ½ tiled walls and obscured window to side.

EXTERNALLY

Front lawned garden area with shrubs. Long driveway leading to

GARAGE

17'9 x 8'4 (5.41m x 2.54m)

with up and over door, window to side and door to rear. Power connected.

ATTACHED GARDEN SHED

REAR GARDEN



Enclosed rear south facing garden mainly down to lawn with trees, borders and shrubs. Paved patio area.

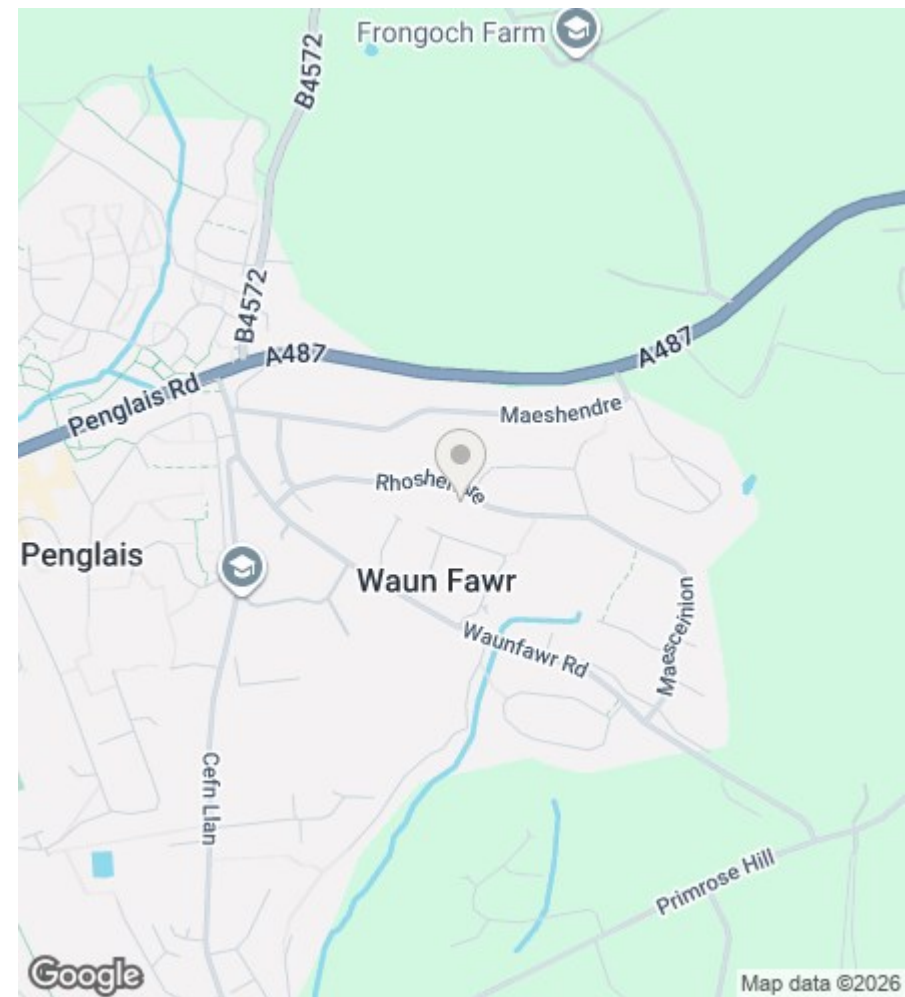


DIRECTIONS

(OS Grid Ref: SN60338 81987)

WHAT3WORDS – depths.cemented.hill

From the centre of town proceed North out of town up Penglais Hill. On the brow of the hill turn right onto Waunfawr. Take the 2nd turning left (to the side of CK's) to Rhoshendre. Proceed along the estate road and the bungalow is on the right hand side just before the roads veer to the left and right.



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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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