



9 Cae Mawr, Penrhyncoch
Aberystwyth Ceredigion SY23 3EJ
Guide price £375,000



For Sale By Private Treaty

A detached 4 bedroomed house situated on a quiet cul-de-sac estate in the heart of the village with attached garage and pleasant front and rear gardens.

9 CAE MAWR
PENRHYNCOCH
ABERYSTWYTH
CEREDIGION
SY23 3EJ

9 Cae Mawr is in need of some modernisation and provides for commodious family accommodation as highlighted on the floor plan. The attached garage could also be incorporated as part of the living area subject to the necessary consents being obtained. There are pleasant front and rear gardens.

The property is within level walking distance of all local communities which include garage, general stores and primary School. The university and market town of Aberystwyth is but 4 miles also travelling distance on the coast. There is also a railway station nearby at Bow Street for ease of access to the town and beyond.

TENURE

Freehold

SERVICES

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

COUNCIL TAX

Band

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.

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

9 Cae Mawr provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

HALF GLAZED ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to 1st floor accommodation, radiator and cloak cupboard. Door to

LIVING ROOM

11'6 x 17'7 (3.51m x 5.36m)



with tiled fireplace, radiator and window to fore. Access to

SITTING ROOM/ DINING ROOM

9'2 x 22'4 (2.79m x 6.81m)



with feature archway dividing the two areas, patio door to the rear, radiator and door to

KITCHEN

10' x 10'6 (3.05m x 3.20m)

comprising single drainer sink unit, base and eye level unit with appliance spaces. Tiled splashback, radiator and door to

RECEPTION HALLWAY

with door to

INNER HALLWAY

with door to

GARAGE

16'2 x 8'1 (4.93m x 2.46m)

housing the Oil-fired central heating boiler. Door to fore and window to side.

DOWNSTAIRS WC

SHOWER ROOM

with radiator

SUN LOUNGE

9'9 x 13'6 (2.97m x 4.11m)



with patio doors to the rear garden and radiator. Door to

UTILITY ROOM

3'6 x 8'5 (1.07m x 2.57m)

with Plumbing for automatic washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

with airing cupboard and doors to

BEDROOM 1

9'7 x 8'9 (2.92m x 2.67m)



with fitted cupboard, radiator and window to fore.

BEDROOM 2

14'4 x 10'4 (4.37m x 3.15m)



with radiator and window to fore.

BEDROOM 3

10'3 x 14'3 (3.12m x 4.34m)



with radiator and window to rear.

BATHROOM

comprising bath with mixer tap and screen, pedestal wash hand basin, radiator and fully tiled walls. Obscured window to rear.

SEPARATE WC

with fully tiled walls and obscured window to rear.

BEDROOM 4

7'9 x 21'9 (2.36m x 6.63m)

with two radiators and windows to fore and rear.

EXTERNALLY



DRIVEWAY/ HARDSTANDING

leading to garage.

Front lawn garden area with shrubs.

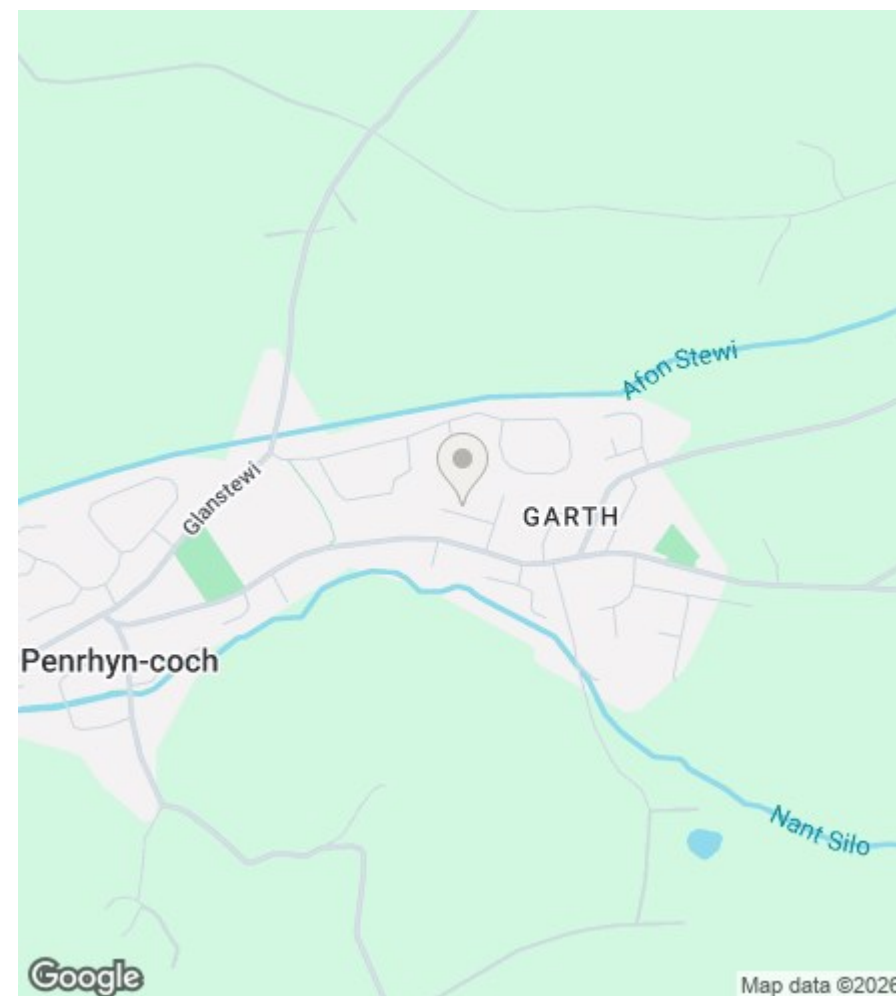
Pedestrian path to enclosed level rear garden predominantly late to lawn with trees and shrubs.

Oil tank and garden shed.

DIRECTIONS

What3words - Trade.private.deeds.

From Aberystwyth, take the A487 coastal trunk road North out of town. Turn right (signed posted) to Penrhyncoch and proceed to the Village. Turn left as you enter the Village and proceed up through the Village passing the garage and the primary school on your left-hand side. Cae Mawr is the First cul-de-sac estate on your left-hand side. Keep right to number nine.



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		
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Not environmentally friendly - higher CO ₂ emissions		
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