2 Lon Hendre, Waunfawr
Aberystwyth Ceredigion SY23 3PY
Guide price £390,000

ALED ELLIS

A purpose built block of 8 flats
convenient to the town centre and all major employers

Waunfawr is a popular residential area within a mile of Aberystwyth town centre. Local amenities are available near by and there is a regular bus service to the afore mentioned town. Aberystwyth has a good selection of both local and national traders in additional to a wealth of both social, leisure and educational facilities.

The property consists of 6 one bedroomed and 2 two bedroomed self contained flats on 2 floors. Externally there are parking spaces in additional to a rear lawned garden.

This is an excellent opportunity to acquire one of the best investment properties to be offered for sale at Aberystwyth over recent years. The property is well looked after and is well worthy of inspection.

TENURE
Freehold with vacant possession.

SERVICES
All mains services are connected.

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

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

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
with BT and Fire Alarm control panels, mail boxes and stairs to first floor accommodation.

FLAT 1

KITCHEN/ LIVING ROOM
14'7 x 14'9 (maximum dimension) (4.45m x 4.50m (maximum dimension))

The room being L shaped in nature. Comprising single drainer stainless steel sink unit, worktops, base and eye level units, appliance spaces, breakfast bar and cooker point. Tiled splash backs, laminated floor, window to fore, radiator and door to

BEDROOM
9'3 x 9'7 (2.82m x 2.92m)

with fitted wardrobes, radiator and laminated floor.

ENSUITE SHOWER ROOM
5' x 5' (1.52m x 1.52m)

Comprising wc, wash hand basin, shower cubicle with Mira shower, extractor fan, shaver point and light.

FLAT 2

KITCHEN/ LIVING ROOM
14'9 x 15'1 (maximum dimensions) (4.50m x 4.60m (maximum dimensions))
The room being L shaped in nature. Comprising worktops with appliance spaces below, base and eye level units, single drainer sink unit and breakfast bar. Tiled splash backs, cooker point, radiator, window to fore and door to

BEDROOM
9'9 x 9'3 (2.97m x 2.82m)
With window to fore, fitted wardrobe, laminated floor and door to

ENSUITE BATHROOM
4'8 x 5' (1.42m x 1.52m)
Comprising panelled bath with Mira shower over, wash hand basin set in vanity cupboard, wc, extractor fan, shaver point and light.

FLAT 3

KITCHEN/ LIVING ROOM
14'9 x 15'1 (maximum dimensions) (4.50m x 4.60m (maximum dimensions))
The room being L shaped in nature. Comprising single drainer stainless steel sink unit, worktops, base and eye level units, appliance spaces, breakfast bar and cooker point. Tiled splash backs, laminated floor, window to rear, radiator and door to

BEDROOM
9'8 x 9'2 (2.95m x 2.79m)
with window to rear, fitted wardrobe, laminated floor and door to

ENSUITE BATHROOM
5' x 5' (1.52m x 1.52m)
Comprising panelled bath with Redring shower over & screen, wash hand basin set in vanity cupboard, wc, extractor fan, shaver point and light.

FLAT 4

KITCHEN/ LIVING ROOM
14'7" x 14'6" (maximum dimensions) (4.47m x 4.42m (maximum dimensions))
The room being L shaped in nature. Comprising single drainer stainless steel sink unit, worktops, base and eye level units, appliance spaces, breakfast bar and cooker point. Tiled splash backs, laminated floor, window to rear, radiator and door to

BEDROOM 1
9'3 x 9'9 (2.82m x 2.97m)
with window to rear, fitted wardrobe and laminated floor.

BATHROOM
5' x 5' (1.52m x 1.52m)
Comprising panelled bath with Heatrae shower over & screen, wash hand basin set in vanity cupboard, wc, obscured window to side, extractor fan, shaver point and light.

BEDROOM 2
6' x 10'1 (1.83m x 3.07m)
With window to rear, laminated floor and radiator.

FIRST FLOOR ACCOMMODATION

LANDING
with door to

FLAT 5

KITCHEN/ LIVING ROOM
14'9 x 14'9 (maximum dimensions) (4.50m x 4.50m (maximum dimensions))
Comprising single drainer stainless steel sink unit, worktops, base and ey elevel units, appliance spaces, breakfast bar and cooker point. Tiled splash backs, laminated floor, window to fore, radiator and door to

BEDROOM
9'3 x 9'9 (2.82m x 2.97m)
with window to fore, fitted wardrobe, radiator and laminated floor.

BATHROOM
5' x 5' (1.52m x 1.52m)
Comprising panelled bath with Triton shower over & screen, wash hand basin set in vanity cupboard, wc, obscured window to side, extractor fan, shaver point and light.

FLAT 6

KITCHEN/ LIVING ROOM
14'9 x 15'2 (maximum dimensions) (4.50m x 4.62m (maximum dimensions))
The room being L shaped in nature. Comprising single drainer stainless steel sink unit, worktops, base and eye level units, appliance spaces, breakfast bar and cooker point. Tiled splash backs, laminated floor, window to fore, radiator and door to

BEDROOM
9'9 x 9'2 (2.97m x 2.79m)
With window to fore and radiator.

BATHROOM
5' x 5' (1.52m x 1.52m)
Comprising panelled bath with Heatrae shower over & screen, wash hand basin set in vanity cupboard, wc, obscured window to side, extractor fan, shaver point and light.

FLAT 7

KITCHEN/ LIVING ROOM
14'8 x 15' (4.47m x 4.57m)
The room being L shaped in nature. Comprising single drainer stainless steel sink unit, worktops, base and eye level units, appliance spaces, breakfast bar and cooker point. Tiled splash backs, laminated floor, window to fore, radiator and door to

BEDROOM
9'9 x 9'2 (2.97m x 2.79m)
With window to rear, fitted wardrobe, radiator and laminated floor.

BATHROOM
5' x 5' (1.52m x 1.52m)
Comprising panelled bath with Mira shower over & screen, wash hand basin set in vanity cupboard, wc, obscured window to side, extractor fan, shaver point and light.

FLAT 8

KITCHEN/ LIVING ROOM
15'2 x 14'9 (maximum dimensions) (4.62m x 4.50m (maximum dimensions))
The room being L shaped in nature. Comprising single drainer stainless steel sink unit, worktops, base and eye level units, appliance spaces, breakfast bar and cooker point. Tiled splash backs, laminated floor, window to rear, radiator and door to

BEDROOM 1
9'9 x 9'3 (2.97m x 2.82m)
with window to rear, radiator, fitted wardrobe and laminated floor.

BATHROOM
5' x 5' (1.52m x 1.52m)
comprising panelled bath with Heatrae shower over & screen, wash hand basin set in vanity cupboard, wc, obscured window to side, extractor fan, shaver point and light.

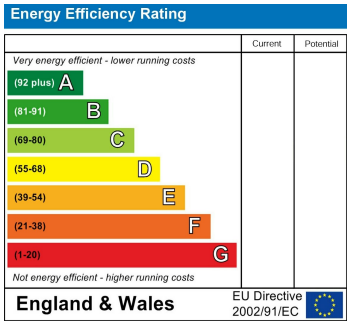
BEDROOM 2
6' x 10'1 (1.83m x 3.07m)
with window to rear and radiator.

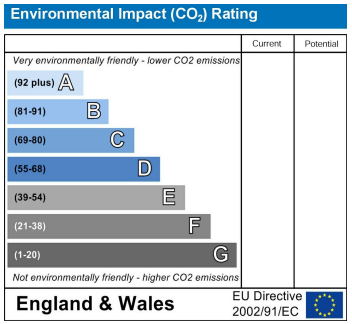
EXTERNALLY

Front pedestrian path & lawn, side car park and bin storage.
To the rear – lawned garden.

DIRECTIONS

From the Aberystwyth take the A487 coastal trunk road up Penglais Hill, on the brow of the hill turn right onto Waunfawr. Turn 1st Left and immediately left to Lon Hendre.





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