



51 Erw Goch, Waunfawr
Aberystwyth Ceredigion SY23 3AZ
Guide price £285,000



A 3 bedroomed detached bungalow on a large corner plot with off road parking and garage on a sought after residential estate.

The property is situated on the Erw Goch estate in the ever popular Waunfawr residential area. Waunfawr provides for local amenities to include general store and secondary school. There is also a regular bus service from the Waunfawr to Aberystwyth town centre which is but 2 miles or so travelling distance. Aberystwyth is an important Mid Wales market town which has a good range of local and national retailers in addition to major employers such as the University, National Library of Wales and Bronglais Hospital.

51 Erw Goch which is in need of some modernisation sits on a large corner plot with room to extend (subject to the necessary planning consent) with the added benefit of a link detached garage

Tenure

Freehold

Services

Mains services are connected. Gas fired central heating.

Council Tax

Band E

Viewing

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

51 Erw Goch provides for the following accommodation, all room dimensions are

approximate. All images have been taken with a wide angle lens digital camera.

Front entrance door to

Reception Hallway

Storage cupboard with electrical consumer unit. Airing cupboard with radiator. Access to roof space

Doors to

Living/Dining Room

18'9 x 22'7 (5.72m x 6.88m)



L shaped with feature tiled fireplace with gas fire. Windows to fore and side. Two radiators.

Kitchen

14'9 x 9'8 (4.50m x 2.95m)



Single drainer stainless steel sink unit. A range of base and eye level units. Electric cooker and extractor fan. Plumbing for dishwasher. Tiled walls, cooker point, radiator. Window to rear. Recess cupboard housing the wall mounted gas fired central heating boiler.

Utility Room

5'5 x 11'9 (1.65m x 3.58m)



Single drainer stainless steel sink unit with mixer tap. A range of base, eye level and storage units. Plumbing for washing machine . Radiator. Door to rear.

From Hallway
Door to

Bedroom 1

7'8 x 8'9 (2.34m x 2.67m)



Window to fore and radiator.

Bedroom 2

10'5 x 10'8 (3.18m x 3.25m)



Fitted mirrored wardrobe extending along one wall. Radiator. Window to side

Bedroom 3

9'9 x 10'7 (2.97m x 3.23m)



Window to side. Radiator.

Shower Room

5'5 x 7'8 (1.65m x 2.34m)



WC, washbasin and shower cubicle with Triton shower. Tiled walls. Heated towel rail and wall mounted heater.

Externally

Large lawned garden to fore and sides. Vehicular hardstanding leading to

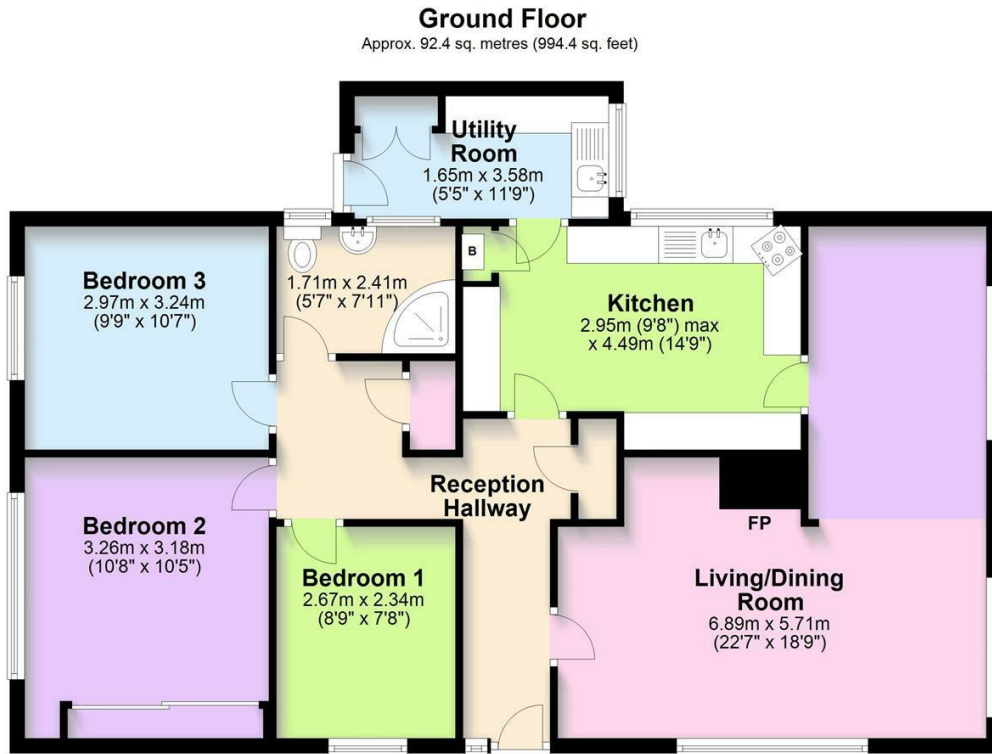
Link Detached Garage

20'9 x 8'8 (6.32m x 2.64m)



Directions

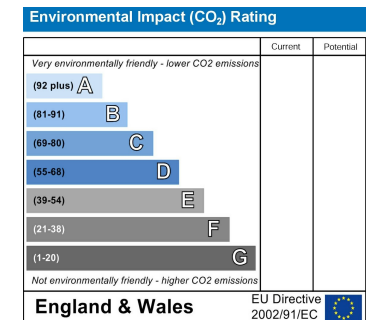
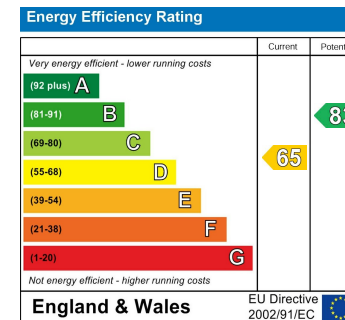
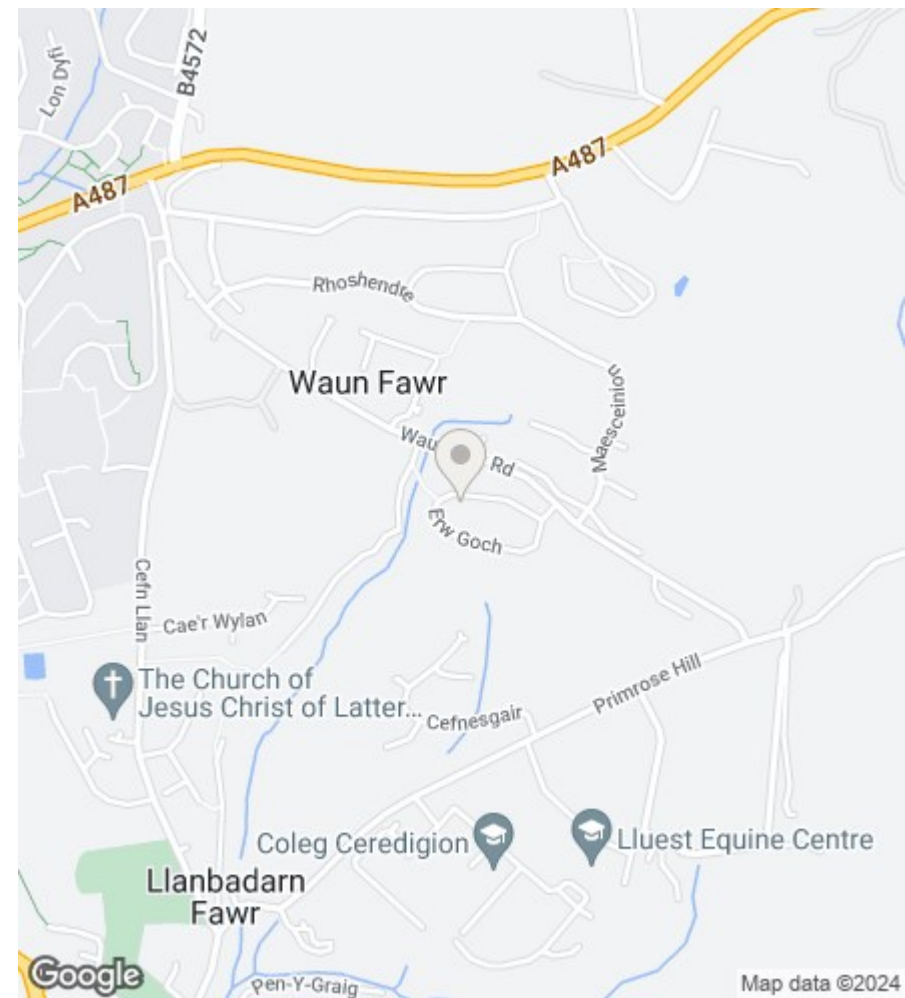
From our office proceed North out of town up Penglais Hill. On the brow of the hill turn right to Waunfawr. The Erw Goch estate is the last turning on your right. Turn in to the estate and then turn immediately right and continue along until the road bends and No 51 is on your left.



Total area: approx. 92.4 sq. metres (994.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

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