



Maeshelyg , Capel Seion
Aberystwyth Ceredigion SY23 4EE
Reduced to £254,750



A detached 3 bedroomed bungalow

with large garden situated some 4 miles inland from Aberystwyth.

The bungalow forms part of a ribbon development of similar properties at the village, the bungalow having superb views to the rear over the surrounding countryside. The property is approached over a rear shared service lane leading to ample off road parking. Maeshelyg is well maintained throughout and has the benefit of a side conservatory extension. The grounds are level in nature and these also have been well looked after.

Local amenities are available at Penparcau to include post office, general stores and primary school. Aberystwyth town centre which is but 4 miles or so travelling distance has a good range of both social, leisure and educational facilities to cater for the large local and student populations.

TENURE:

Freehold

SERVICES:

Mains electricity and water. Private drainage. LPG gas fired central heating.

VIEWING:

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

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

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with radiator

INNER HALLWAY

with linen cupboard and access to roof space. Doors to

LOUNGE/ DINING ROOM

17'6 x 24'4 (5.33m x 7.42m)



(the room being L shaped in nature and max dimension.) Windows to fore and side with pleasant outlook over the surrounding countryside. Attractive stone fireplace with LPG gas fire and central heating boiler behind. Tv/ display shelving to the side. 2 radiator, telephone point, door to kitchen and door to



CONSERVATORY

10'8 x 9'5 (3.25m x 2.87m)



with tiled floor and door to garden.

MODERN FITTED KITCHEN

12'3 x 11'11 (3.73m x 3.63m)



comprising single drainer stainless steel sink unit with mixer tap, range of base of units incorporating a Belling double oven and Baumatic 4 ring hob, worktops, appliance spaces and plumbing for automatic washing machine and dishwasher. Eye level units, airing cupboard with copper hot water cylinder, tiled floor, window and door to rear.



BEDROOM 1

10'4 x 9'6 (3.15m x 2.90m)



with window to fore and radiator.

BEDROOM 2

13'6 x 10'1 (4.11m x 3.07m)



with fitted bedroom furniture, window to fore and radiator.

BEDROOM 3

15' x 10'4 (4.57m x 3.15m)



with fitted bedroom furniture, window to rear, telephone point and radiator.

MODERN BATHROOM

10'2 x 6'8 (3.10m x 2.03m)



A spacious modern bathroom comprising shower cubicle with Triton shower, low level flush wc, panelled bath with mixer tap, pedestal wash hand basin, tiled floor, towel rail and obscured window to rear.

EXTERNALLY

The property is approached from the rear over a shared service lane leading to 2 vehicular hard-standing areas.

THE GROUNDS

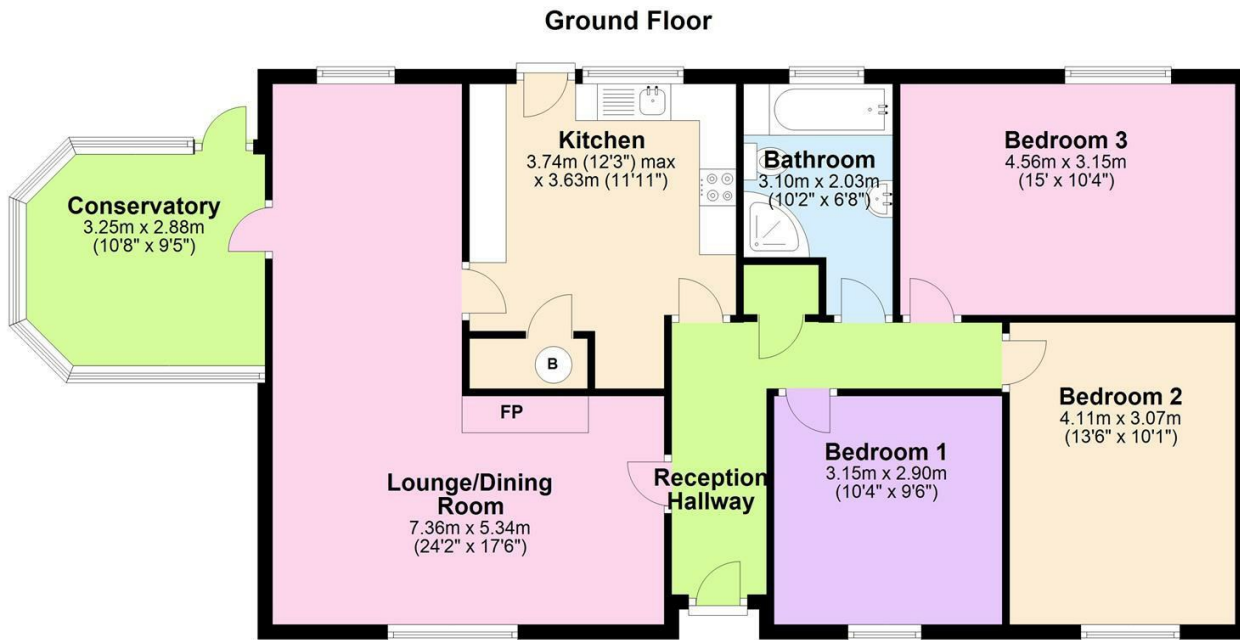
The grounds are level in nature predominately laid to lawn with flower borders and patio area.

The rear garden is enclosed and private. Again laid to lawn and well stocked with trees and shrubs. LPG gas tank.

DIRECTIONS

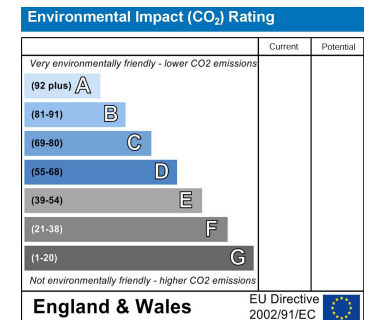
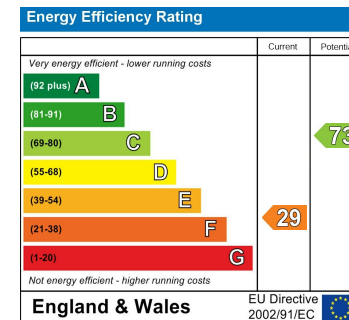
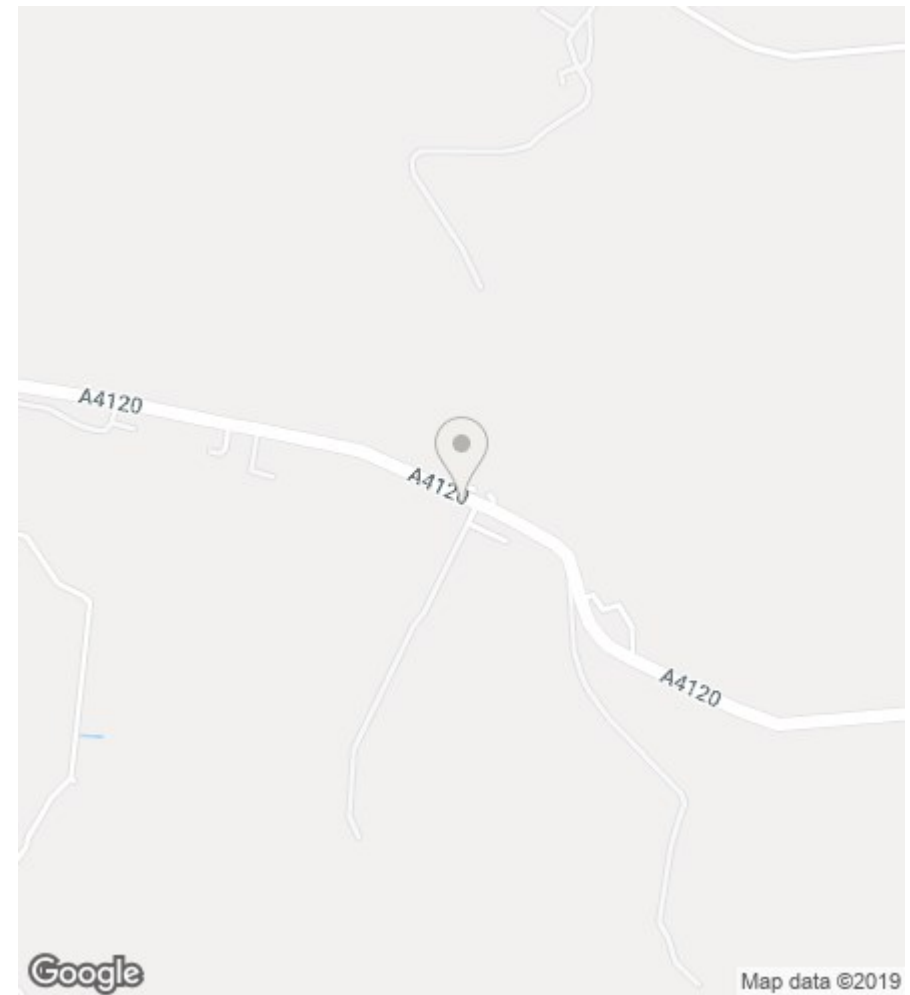
From Aberystwyth take the A487 coastal trunk road south to Southgate before branching left onto the A4120 Devils Bridge road. Proceed to the village of Capel Seion, turning right before the garage and follow the service lane to the right until you reach Maeshelyg.





The Floor plans are for guidance only.
Plan produced using PlanUp.

Maeshelyg, Capel Seion



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