



5 Maeshendre, Waunfawr
Aberystwyth Ceredigion SY23 3PR
Guide price £450,000



An opportunity not to be missed.

A well presented 3 bedroomed detached dormer bungalow in one of Aberystwyth's most sought after locations with driveway, spacious gardens and far reaching views.

5 Maeshendre has been very well looked after and is a prime home for anybody looking to live close to the seaside town of Aberystwyth. The town being convenient to many major employers such as Bronglais Hospital, The National Library of Wales and the University. The town also having a great range of local and National retailers. Waunfawr is also convenient to local amenities such as general stores, post office and secondary school.

The spacious bungalow consists of a living room, kitchen/dining room with utility, dining room, 2 bedrooms and showeroom on the ground floor. On the first floor, the master bedroom with main showeroom. Externally, private sloping driveway leading up to the property with front garden and patio seating area. To the rear, a large sloping garden with shed.

Early Inspection Recommended.

TENURE

Freehold.

SERVICES

All mains services connected. Mains gas central heating.

VIEWING

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

5 Maeshendre 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

DOUBLE GLAZED PORCH



With door to

RECEPTION HALLWAY

With radiator, stairs to first floor accommodation and doors to

LIVING ROOM

13'7 x 16'6 (4.14m x 5.03m)



With feature fireplace and marble mantle surround, radiator and large windows to fore and side.



SPACIOUS KITCHEN/DINING ROOM

18'1 x 11'6 (5.51m x 3.51m)



Comprising ample base and eye level units, worktops, fitted oven with gas hob over and extractor fan hood. Stainless steel sink with mixer tap, appliance spaces and tiled flooring & splashbacks. Window to side, door to pantry/storage cupboard and door to



INNER HALLWAY

Door to external rear and door to

UTILITY ROOM

10'7 x 3'10 (3.23m x 1.17m)

With appliance spaces and boiler. Window to rear.

(From Reception Hallway)

SHOWER ROOM

6'7 x 8'8 (2.01m x 2.64m)



Comprising step in double shower cubicle with panelled splashbacks, heated towel rail and hand rail. Wc, wash hand basin in fitted vanity cupboard. Led lit mirror, obscured window to rear with tiled surrounding walls.

BEDROOM 2

6'7 x 8'8 (2.01m x 2.64m)



With fitted wardrobes and bedroom storage furniture, radiator and window to rear.

DINING ROOM



With radiator and window to fore.
Door and step down to

BEDROOM 3

9'1 x 15'1 (maximum dimensions) (2.77m x 4.60m (maximum dimensions))



With fitted wardrobes, radiator and window to fore.

FIRST FLOOR ACCOMMODATION

Landing



With fitted wardrobe/storage cupboards and doors to

MASTER BEDROOM/BED 1

12'2 x 11'5 (3.71m x 3.48m)



With double fitted wardrobes, radiator and window to side.

MAIN SHOWROOM

9'1 x 9'7 (maximum dimensions) (2.77m x 2.92m (maximum dimensions))



Comprising wash hand basin, wc, floor-standing bidet and shower cubicle. Half tiled surrounding walls, radiator and obscured window to side.

EXTERNALLY



Private tarmacadamed drive/parking with hand rail leading up to property.

Front garden with shrubs and trees. Large south facing patio seating area with outstanding views.



REAR



Sloping lawned garden with paved steps leading up to garden shed with hand rail.



DIRECTIONS

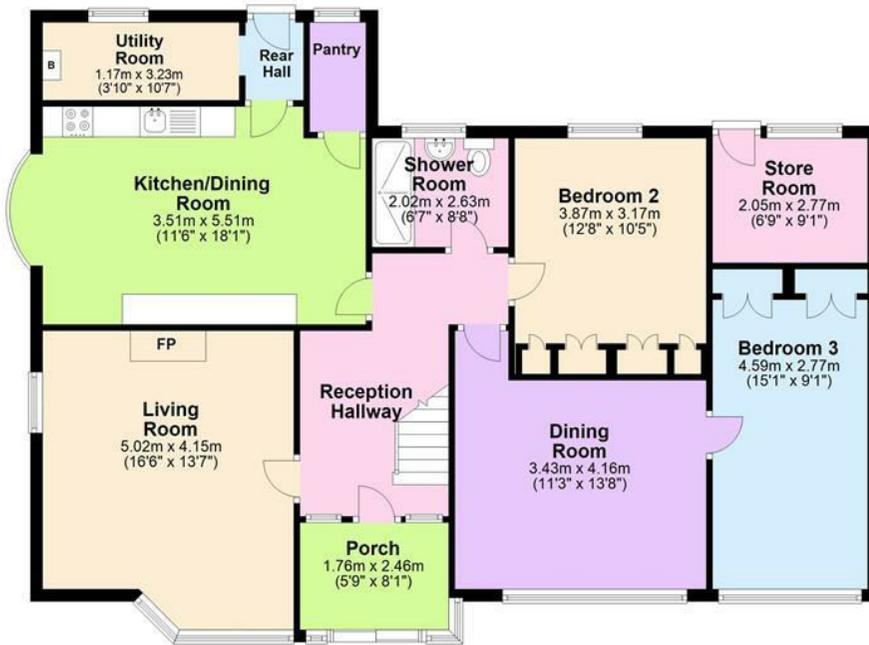


From Aberystwyth proceed North up Penglais Hill. On the brow of the hill turn right on to Waunfawr and almost immediately left on to Maeshendre. Follow the road up to the top and number 5 is on your left hand side.



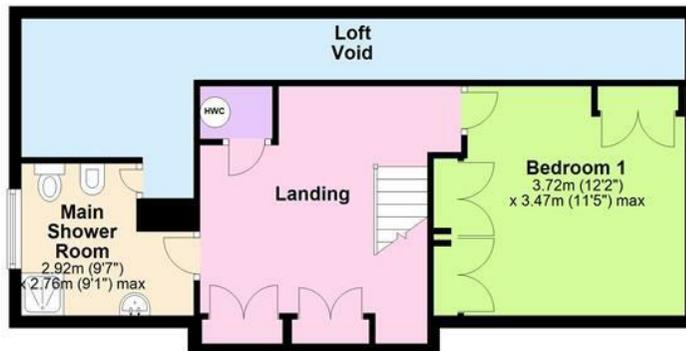
Ground Floor

Approx. 123.9 sq. metres (1333.6 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



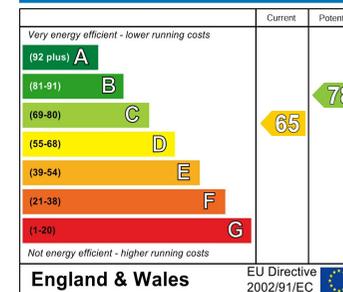
Total area: approx. 178.1 sq. metres (1917.5 sq. feet)

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

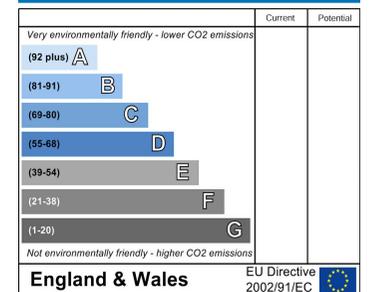
5 Maeshendre, Waunfawr, Aberystwyth



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com