



**1 Maes Wyre,
Llanrhystud Ceredigion SY23 5AH**
Guide price £440,000



A well presented detached

4 bedroomed house with pleasant garden in a convenient edge of village location.

We are pleased to offer for sale this extended and well looked after detached property which provides for comfortable family accommodation. The former garage has been converted to a large bedroom/ annex with en suite facilities with a separate disabled access. This area is highlighted on the attached floor plan. The 3 bedrooms on the first floor are spacious, the master bedroom having en suite facilities and walk in wardrobes.

Maeswyre is a small cul-de-sac estate situated on the edge of the village. The site is currently on private drainage although there is an agreement in place with the developer to connect to the mains when the adjoining plot is developed in the near future.

The garden is well stocked and abuts the river Wyre. There is a footpath over the river to all local amenities which includes the near by school, garage/ general stores, post office and public house. The property is also within short distance of the beach and Penrhos Golf & Holiday Park.

The Georgian harbour town of Aberaeron is some 9 miles or so to the south on the A487 trunk road and there is also a regular bus service to Aberystwyth a similar distance to the north.

TENURE:

Freehold

SERVICES:

Mains electricity and water. Currently private drainage with written agreement to connect to the mains system. LPG gas central heating & double glazing.

VIEWING:

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. Adhering to Covid-19 regulations.

1 Maeswyre 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 telephone point, radiator and stairs to first floor accommodation.

SITTING ROOM

11'3 x 10'1 (3.43m x 3.07m)



Alternatively an office, music room or additional bedroom. Windows to fore and side. Radiator and ceiling lights.

LIVING ROOM

12'9 x 18'2 (3.89m x 5.54m)



An attractive fireplace with multi fuel room heating range with log recess and side display area. 2 radiators, windows to side and rear. Wall lights, ceiling lights and double doors to kitchen/ dining area and to

CONSERVATORY

9'6 x 10'9 (2.90m x 3.28m)

with tiled floor, french doors to garden and radiator.

OPEN PLAN KITCHEN/ DINING AREA

DINING AREA

10'9 x 12'1 (3.28m x 3.68m)



with tiled floor, radiator, window and french door to rear. Door to hallway.

KITCHEN



comprising a good range of modern fitted base and eye level units with quartz worktops and incorporating a 1½ bowl sink unit with mixer tap. 4 ring hob, Stoves double electric cooker. Concealed fridge/ freezer and dishwasher. Wine rack, tiled splash backs, tiled floor and radiator. Windows to rear and side.

DOWNSTAIRS WC

6' x 6' (1.83m x 1.83m)

with wash hand basin, extractor fan, shaver point and light. Radiator.

UTILITY ROOM

6'5 x 8'4 (1.96m x 2.54m)

comprising single drainer stainless steel sink unit and base unit. Useful storage extending along one wall. Tiled floor.

SIDE HALLWAY/ SECONDARY UTILITY AREA

10'5 x 12'7 (3.18m x 3.84m)

with walk in pantry, Worcester wall mounted modern LPG central heating boiler. Tiled floor, door to side and steps to useful boarded loft storage area.

BEDROOM

12'8 x 15'8 max (3.86m x 4.78m max)



with disabled access to fore, radiator and access to

SHOWER/ WET ROOM

12'8 x 6'9 (3.86m x 2.06m)



Comprising a shower area with Mira shower, pedestal wash hand basin and wc. Wall mounted fan heater, extractor fan, shaver point and light.

FIRST FLOOR ACCOMMODATION

LANDING



with radiator and access to roof space. Doors to

MASTER BEDROOM 1

15'4 x 12'9 (4.67m x 3.89m)



with walk in wardrobe, windows to rear and side. Radiator and door to

EN SUITE SHOWER ROOM

5'9 x 6'3 (1.75m x 1.91m)

comprising shower cubicle, wc and wash hand basin set in vanity cupboard. Tiled floor, part tiled walls and wall mounted fan heater.

BEDROOM 2

11'6 x 10' (3.51m x 3.05m)



with fitted wardrobe, radiator and window to fore and side.

BEDROOM 3

13' x 9'6 (3.96m x 2.90m)



with fitted wardrobes extending along one wall, radiator and windows to side and rear.

BATHROOM

10'1 x 10'2 (3.07m x 3.10m)



comprising bath with screen and mixer tap. Wc, bidet, wash hand basin set in vanity cupboard. Walk in airing cupboard, shaver point and light. Tiled splash backs and Dimplex wall mounted fan heater.

EXTERNALLY



Tarmacadamed vehicular hard standing to fore leading to car port. Pedestrian paths to side and to the well stocked rear garden with an abundance of trees and shrubs. The garden sloped gently down to the river Wyre which forms the boundary to the rear. LPG tank and 2 garden sheds.

DIRECTIONS

From Aberystwyth proceed south on the A487 for approximately 9 miles through the villages of Rhydyfelin, Llanfarian, Chancery and Blaenplwyf towards Llanrhystud. Upon entering the village (and speed restrictions sign) turn left towards the primary school and the estate. Turn right on to Maeswyre and the property is the first property on the left hand side.

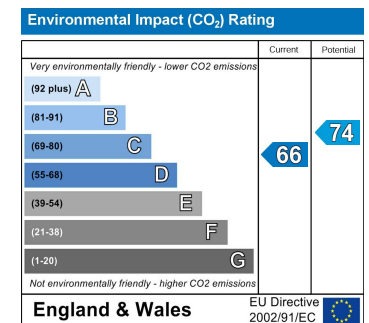
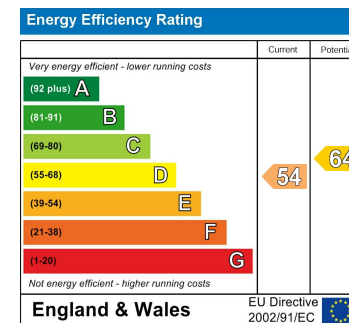




Total area: approx. 214.9 sq. metres (2313.0 sq. feet)

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

1 Maes Wyre, Llanrhystud



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