



**45 Maeshendre, Waunfawr**  
**Aberystwyth Ceredigion SY23 3PS**  
**Guide price £330,000**



## For Sale by Private Treaty

A superbly located 3 Bedroomed garage link detached bungalow in excellent condition throughout with ample off-road parking and large low maintenance rear garden.

45 MAESHENDRE  
WAUNFAWR  
ABERYSTWYTH  
SY23 3PS

The property provides for open plan living accommodation as highlighted in the photographs and floor plan. The kitchen is modern and well equipped and the showerroom is of the same standard. An inner hallway leads to two double and one single bedroom. The bungalow is double glazed and benefits from gas fired central heating. The floors are all laid to down to an exposed wood style.

Local amenities are within walking distance of Waunfawr to include the CK Stores and Post Office and Penglais Secondary School. There is a regular bus service to Aberystwyth town centre which is but a mile or so travelling distance. Aberystwyth has a good selection of both local and National retailers to cater for the large local and student population.

## SERVICES

All main services are connected.

## VIEWING

Strictly by appointment through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

## COUNCIL TAX

Band E

## MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

45 Maeshendre is well worthy of inspection and provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

## SIDE ENTRANCE DOOR TO

## RECEPTION AREA



Leading to the open plan accommodation. Storage cupboard, radiator, access to roofspace, wood effect floor.

## LIVING AREA

10'3 x 15'3 minimum (3.12m x 4.65m minimum)



Fireplace with real flame effect gas fire. Wooden effect laminated floor, radiator and window to rear.

## KITCHEN/ DINING AREA

9' x 16'4 (2.74m x 4.98m )



Patio doors to rear garden, radiator, modern kitchen units with built in dishwasher and fridge freezer together with an inset Bosch electric double oven and 4 ring induction hob. Eye level units with built-in LAMONA microwave and extractor fan. Tiled splashbacks, window to side, wood effect floor and ceiling lights.

## MODERN SHOWEROOM

8'5 x 5'8 (2.57m x 1.73m)

Washbasin set in bathroom furniture, WC, large shower, full splashbacks, obscured window to side, ceiling lights, Manrose extractor fan, mirror and shower point.

## INNER HALLWAY

with doors to

## BEDROOM 1

8'9 x 11'9 (2.67m x 3.58m)

Fitted part mirrored wardrobe extending along one wall, radiator and window to side.



## BEDROOM 2

9' x 12'1 (2.74m x 3.68m)



Window to side, radiator.

## BEDROOM 3

9'1 x 6'7 (2.77m x 2.01m)



Window to side, radiator.

## EXTERNALLY

Large tarmacadam vehicular hardstanding to fore with garden area and access to

## ATTACHED GARAGE

9'3 x 16'9 (2.82m x 5.11m)

Plumbing for white goods, wall mounted Baxi gas fired central heating boiler. Gas and electric meter. Electronically controlled up and over door. Door to rear garden.

Side pedestrian path to the other side leading to the low maintenance rear garden with an abundance of shrubs and paved patio areas.

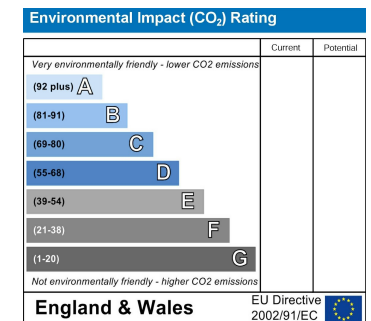
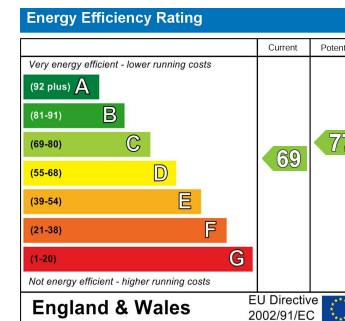
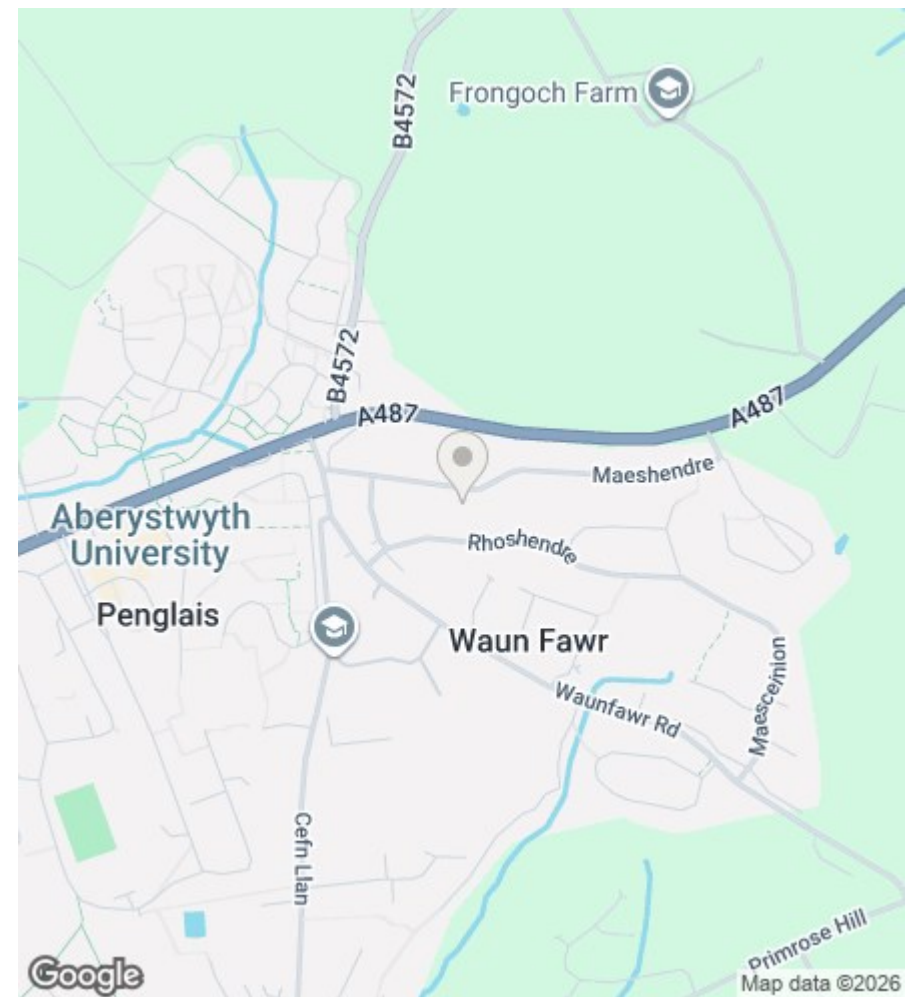


and almost immediately turn left on to Maeshendre. No.45 is on the right-hand side denoted by a For Sale Board.

## DIRECTIONS

(What3Words/// bibs.pointer.headings)

From Aberystwyth proceed North up Penglais Hill.  
On the brow of the hill turn right on to Waunfawr



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: sales@aledellis.com