



Tirlan , Waunfawr
Aberystwyth Ceredigion SY23 3QF
Guide price £450,000



For Sale by Private Treaty

Located in a popular residential area a well presented detached 3/4 bedroomed house with garage and large level garden.

Tirlan
Waunfawr
Aberystwyth
SY23 3QF

Tirlan is located in the heart of Waunfawr near to Penglais School and other local amenities. There is a regular bus service to Aberystwyth town centre which is within 2 miles travelling distance. The town has a good selection of retailers on the High Street and on the edge of town Department Stores. Tirlan is also very convenient to the University, National Library of Wales and Bronglais Hospital.

Tirlan is well presented throughout, and the accommodation is spacious as highlighted on the floor plan. There are three bedrooms (one with en-suite facilities) and bathroom on the first floor. The ground floor sitting room could be utilised as a fourth bedroom is so required. Externally, the large garden is level with detached garage and off-road parking.

TENURE

Freehold

VIEWING

Viewing is highly recommend by appointment through the sole selling agent Aled Ellis & Co Ltd. 01970 626160 or sales@aledellis.com

SERVICES

Mains services are connected. Double glazing. Gas fired central heating.

COUNCIL TAX

Band

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.

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

GROUND FLOOR

Door to

FRONT PORCH

4'8 x 8'6 (1.42m x 2.59m)

Glazed entrance door to

RECEPTION HALLWAY



Stairs to first floor accommodation. Understairs storage cupboard. Doors to

SITTING ROOM

11'5 x 9'9 (3.48m x 2.97m)



Alternatively a bedroom, windows to fore and side, radiator. Feature electric fireplace.

SPACIOUS OPEN PLAN LIVING/ DINING AREA

LIVING AREA

12'2 x 17'4 (3.71m x 5.28m)



An attractive tiled fireplace with real fame effect gas fire. Radiator. Window to fore.

DINING AREA

14'6 x 8'4 (4.42m x 2.54m)



Single drainer stainless steel sink unit with mixer tap. Range of base units incorporating a 4-ring gas hob, electric cooker and concealed fridge. Eye level units with extractor fan. Worktops, splashbacks and breakfast bar. Window to rear.

FITTED KITCHEN

14'6 x 8'4 (4.42m x 2.54m)



Single drainer stainless steel sink unit with mixer tap. Range of base units incorporating a 4-ring gas hob, electric cooker and concealed fridge. Eye level units with extractor fan. Worktops, splashbacks and breakfast bar. Window to rear.

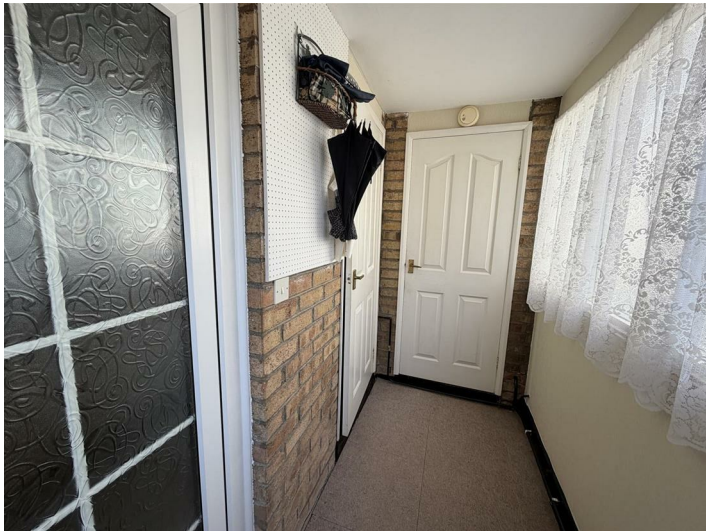
ARCHWAY DIVIDING

INNER HALL/ BREAKFAST AREA
11'4 x 6'7 (3.45m x 2.01m)



Large pantry cupboard with shelving, radiator. Recess cupboard and door to

SIDE PORCH



Doors to fore and doors to

DOWNSTAIRS WC



with washbasin and quarry tiled floor.

UTILITY ROOM
4'2 x 7'6 (1.27m x 2.29m)



Plumbing for automatic washing machine. Wall mounted Worcester gas fired central heating boiler. Quarry tiled floor.

FIRST FLOOR

LANDING



Access to roofspace. Doors to

MASTER BEDROOM 1
16'3 x 12'1 (4.95m x 3.68m)



Fitted bedroom furniture, dressing table, radiator. Window to rear and access to

EN SUITE BATHROOM

12'8 x 8'2 (3.86m x 2.49m)



Deep bath with mixer tap, bidet, washbasin set in bathroom furniture, WC, shower cubicle. Tiled floor to ceiling. Heated towel rail, window to rear. Ceiling lights.

BATHROOM

11'6 x 6'7 (3.51m x 2.01m)



Bath with mixer tap and screen, WC and washbasin. Airing cupboard with radiator, tiled walled, radiator and obscured window to side.

BEDROOM 2

11'7 x 9'8 (3.53m x 2.95m)



Window to fore, bedroom furniture and radiator.

BEDROOM 3

12'2 x 8' (3.71m x 2.44m)



Chest of drawers, radiator and window to fore.

EXTERNALLY

Gated front vehicular access to paved hardstanding leading to



DETACHED GARAGE

14'6 x 8'5 (4.42m x 2.57m)



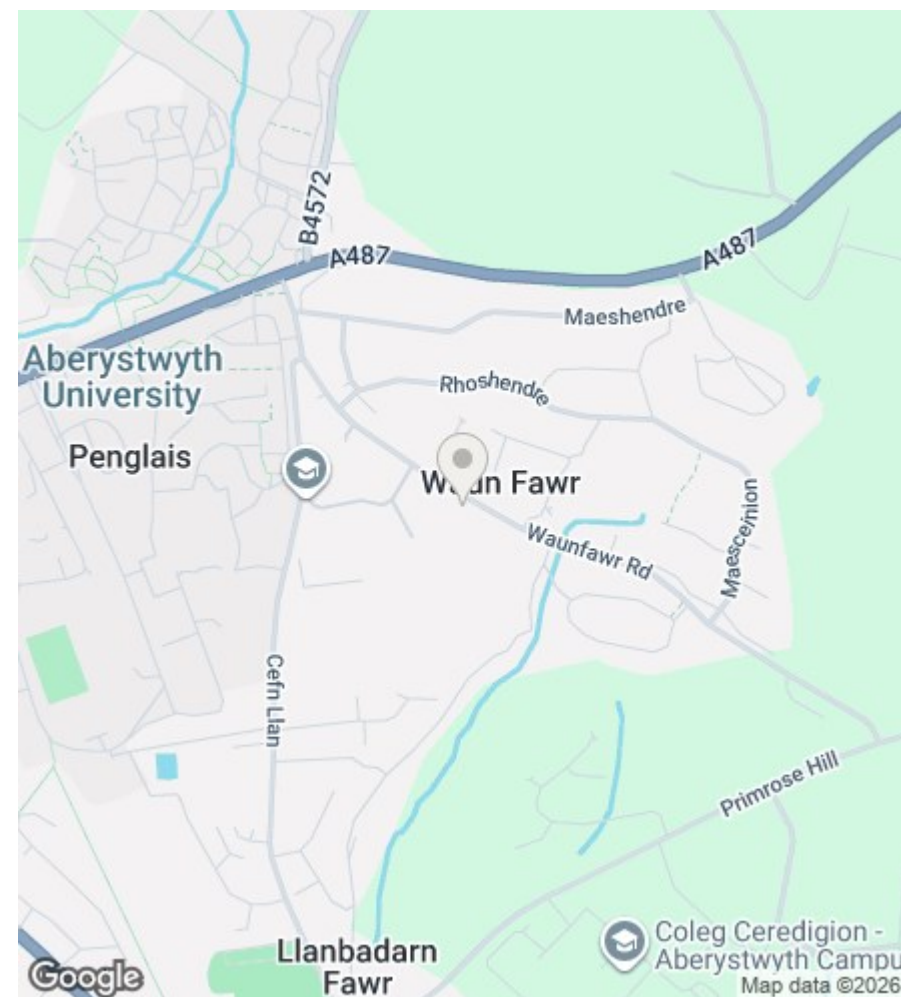
Front garden laid to lawn with tree and shrubs. Large level rear garden with paved patio area, shrubs and lawned garden.

DIRECTIONS

(What3Words///onlookers.magnum.toggle)

From Aberystwyth proceed North out of town up Penglais Hill. On the brow of the hill, turn right on to Waunfawr. Ignore all turnings and Tirlan is on the right hand side immediately after the turning to Penglais School which is also on your right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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