



15 Maes Gosen, Rhydyfelin
Aberystwyth Ceredigion SY23 4BF
Guide price £385,000



For Sale By Private Treaty

Newly built by reputable local developers, a 4 bedroomed detached house providing for modern day living and spacious rear garden. Nearing completion ready for buyers choice of kitchen and bathrooms.

15 Maes Gosen is a prime family home on the outskirts of Aberystwyth, newly built by reputable local developers. The home consists (as highlighted on the plans attached) a spacious kitchen/dining room, a utility room, living room leading into home office/play area. On the first floor, four double bedrooms, one with en-suite shower room and separate family bathroom. Externally, there will be a tarmacadmed driveway to the fore and a large south facing garden to the rear with patio and gradual sleeper steps up tp lawned garden area.

The purchaser of the property will be given an allowance by the developers to choose/customise kitchen fittings and flooring which will be discussed at inspection if you wish to view.

Tenure

Freehold.

SERVICES

Mains services connected. Air source heating.

VIEWING

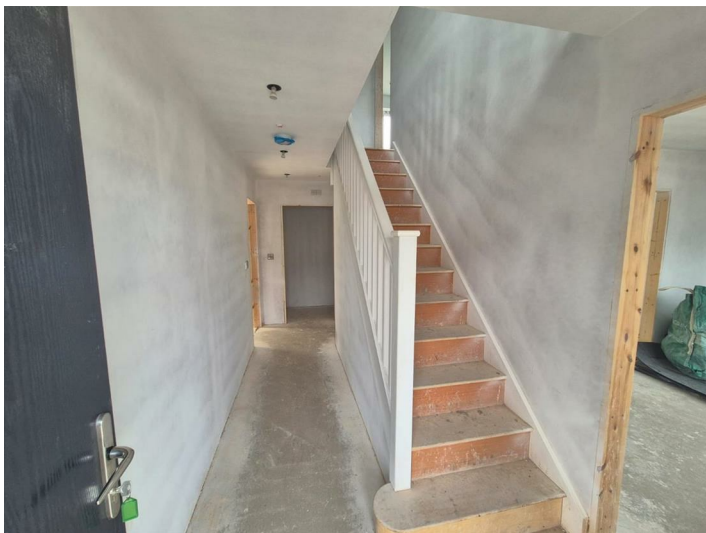
Early inspection highly recommended!

Strictly by appointment only made through the sole selling agents Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970626160 or sales@aledellis.com

All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

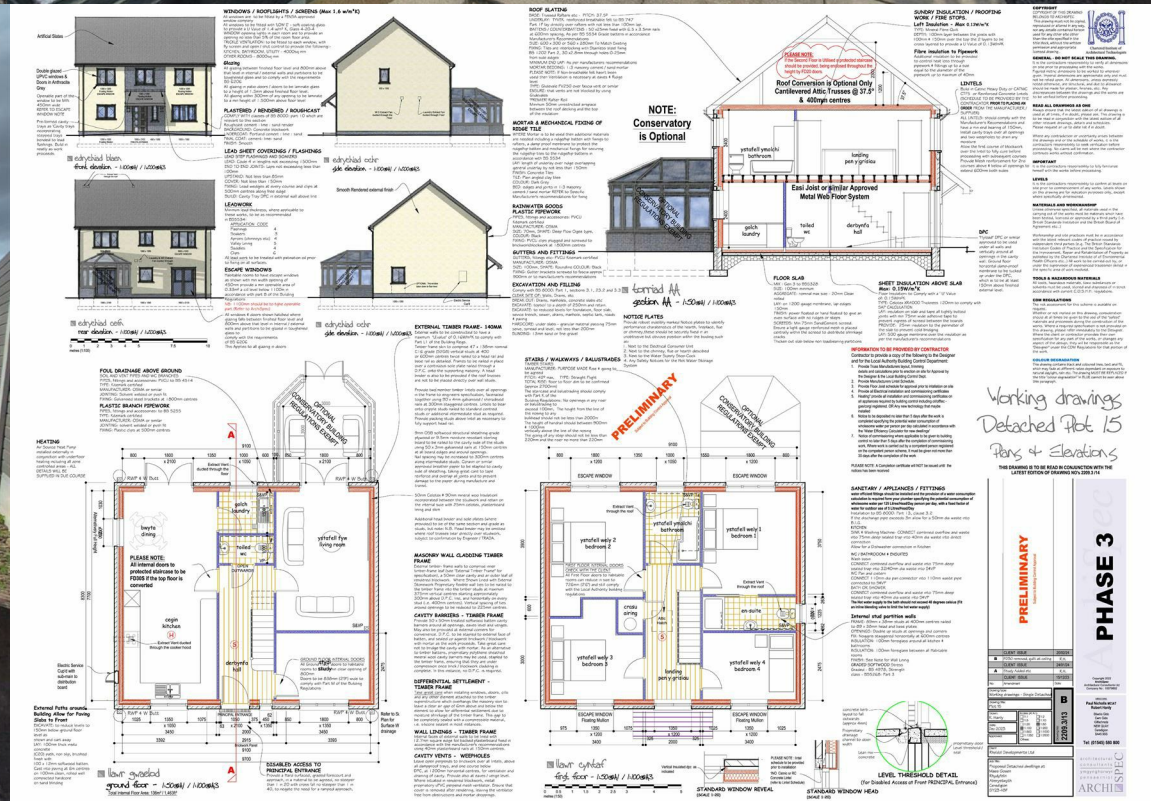
ACCOMODATION

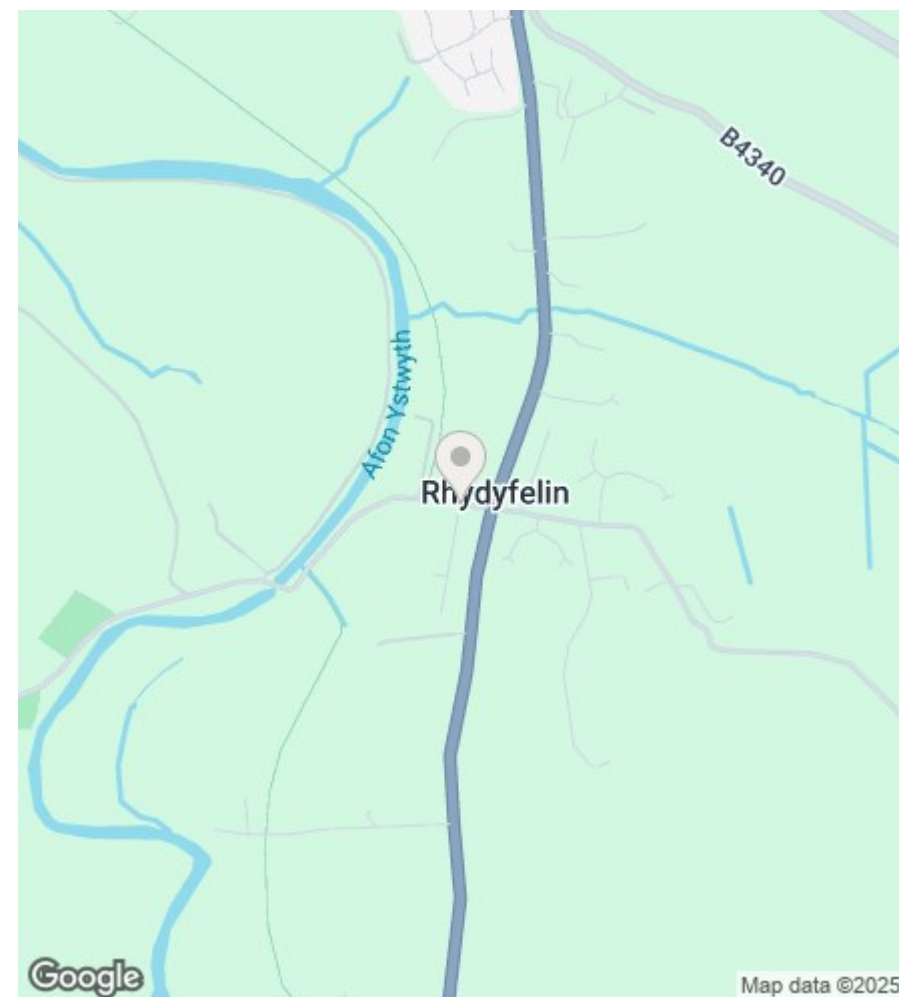




DIRECTIONS

Take the A487 trunk road South through Penparcau to Rhydyfelin. Turn right at the crossroads and immediately left and follow the estate up to top end.





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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