31 Maesceinion, Waunfawr
Aberystwyth Ceredigion SY23 3QQ
Guide price £315,000

ALED ELLIS

Well situated on this popular residential estate, an extended and commodious detached 4 bedroomed house with garage.

We are pleased to have received instructions to market 31 Maesceinion which enjoys a slightly elevated location on Maesceinion with fine views over the estate and beyond. The property has been extended and provides for large family accommodation and is well worthy of inspection. There are 4 bedrooms, one of which has en-suite facilities and addition the attached garage is also ripe for conversion if so desired and subject to the necessary consents being obtained. Externally – there is ample off road parking in addition to a useful boat/ caravan hard standing to the side of the property.

Waunfawr provides for local amenities to include general stores and secondary school. There is also a regular bus service from the estate to Aberystwyth town centre which is but 2 miles or so travelling distance. Aberystwyth is an important Mid Wales market town which has a good range of local and national retailers in addition to major employers such as the University, National Library of Wales and Bronglais hospital.

TENURE:
Freehold

SERVICES:
All mains services are connected. Gas fired central heating. Wall insulation.

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

31 Maesceinion 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 HALLWAY

with stairs to first floor accommodation, radiator, cloak cupboard and further shelved cupboard. Doors to

OFFICE/ BEDROOM
7'8 x 12'2 (2.34m x 3.71m)

(alternatively a TV room) cupboard housing the service metres, window to fore and shelving.

SPACIOUS LOUNGE
10'9 x 23'1 (3.28m x 7.04m)

with feature fireplace, window to fore and radiator. Double doors to

KITCHEN/ DINING ROOM
19'4 x 10'6 (5.89m x 3.20m)

Kitchen area –

comprising 1½ bowl single drainer sink unit, base units incorporating a dishwasher, 4 ring gas hob, fridge freezer, microwave and electric cooker. Worktops, tiled splash backs and eye level units.

Dining area –

with room heating range on raised slate hearth and patio doors to rear.

UTILITY ROOM
10'2 x 8'5 (3.10m x 2.57m)

comprising single drainer sink unit with mixer tap. Free standing Ideal Mexico gas fire central heating boiler. Door to

DOWNSTAIRS WC

FIRST FLOOR ACCOMMODATION

LANDING
with airing cupboard and access to roof space. Doors to

BATHROOM
5'5 x 9'6 (1.65m x 2.90m)

comprising wc, bidet, pedestal wash hand basin, air bath with Triton power shower and screen. Radiator and window to rear. Fully tiled, feature tongue and groove pine ceiling and pull light switch.

BEDROOM 1
7'7 x 9'5 (2.31m x 2.87m)

with window to rear and radiator.

BEDROOM 2
10'2 x 15'8 (3.10m x 4.78m)

with window to side and fore. Radiator, bed furniture and walk in wardrobe.

EN-SUITE SHOWER ROOM
7'1 x 5'7 (2.16m x 1.70m)

comprising shower cubicle with Redwing shower, bidet, low level flush wc and wash hand basin. Radiator, shaver point and light. Part tiled and obscured window to rear.

BEDROOM 3
9'5 x 12' (2.87m x 3.66m)

with window to fore and radiator.

BEDROOM 4
8'7 x 9'5 (2.62m x 2.87m)

with window to fore and radiator.

EXTERNALLY

ATTACHED GARAGE
23'2 x 10'4 (7.06m x 3.15m)

with shelving and window to side.

Tarmacadamed hard standing for number of vehicles to the fore with additional caravan/ motor home hard standing to the side.

SUMMERHOUSE

10'8 x 8'1 (3.25m x 2.46m)

with adjoining decked area.

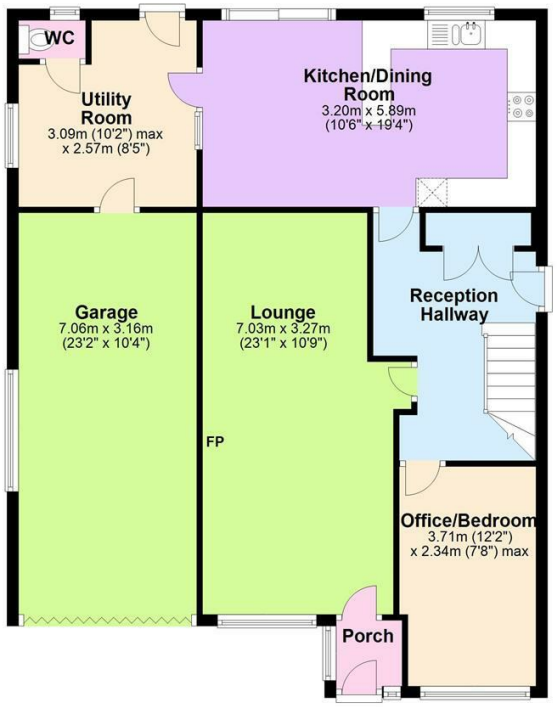
Paved patio area, garden shed, fuel store and lawned garden with shrubs and borders.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road up Penglais hill, turn right at the brow of the hill onto Waun Fawr and take 2nd turning on the left proceeding through Rhoshendre to Maesceinion, where No 31 can be seen on the left hand side denoted by a for sale board.

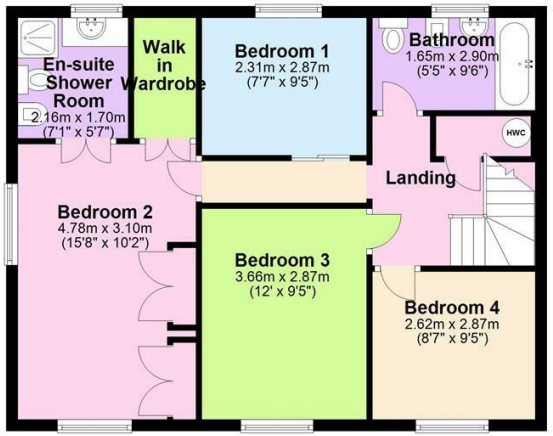
Ground Floor

Approx. 100.6 sq. metres (1082.7 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



Total area: approx. 163.8 sq. metres (1763.0 sq. feet)

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

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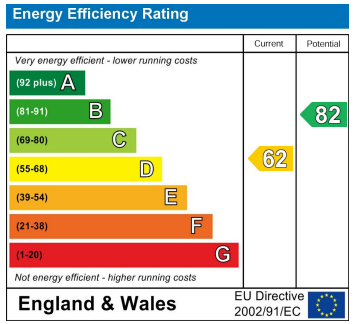

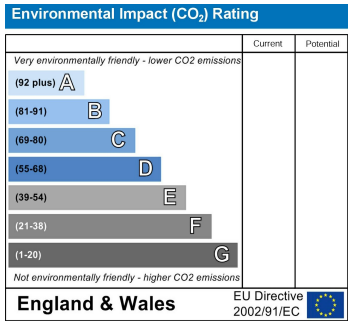

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