Meall Beag , Capel Dewi
Aberystwyth Ceredigion SY23 3HR
Guide price £415,000

ALED ELLIS

A great opportunity to purchase a commodious detached four bedroomed bungalow with large garden in a convenient edge of town location.

The property is very well presented throughout as highlighted in the photographs and virtual tour. The accommodation is well laid out (see floor plan) and the integral garage is suitable for conversion into an annexe subject to obtaining the necessary planning consents.

Meall Beag was built for the present owners by Ystwyth Homes whose properties are renowned for their high insulation value. All windows are triple glazed. The bungalow is heated mainly by state-of-the-art Dimplex Quantum storage heaters installed in 2020. . The purchasers will also benefit from a generous index-linked income (approximately £1600 pa) from the solar panels. Our client will provide bona fide parties with further details about the solar panels.

The large grounds are well looked after with lawned gardens, wildlife ponds, vegetable and fruit gardens.

The coastal town of Aberystwyth is less than 4 miles by road and has a good range of local, leisure and educational facilities. Local amenities and a railway station are nearby at Bow Street. There is also a regular bus service from Capel Dewi to Aberystwyth.

NO ONWARD CHAIN

TENURE
Freehold.

SERVICES
Mains electricity and water, private drainage.

VIEWING
Strictly by appointment only through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com Adhering to Covid-19 regulations.

Meall Beag provides for the following accommodation. All rooms dimensions are approximate. All images have been taken by a wide angle lens digital camera. There are ample power points throughout.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
Ladder access to part boarded and well insulated roof space, storage heater, airing cupboard with copper hot water cylinder. Door to

MODERN KITCHEN
11'5 x 12'7 (3.48m x 3.84m)

Good range of both base and eye level units incorporating a Siemens four ring induction hob, microwave and fan oven. Concealed extractor fan, fridge and dishwasher. 1½ bowl single drainer sink with mixer tap. Worktops, splashbacks and tiled floor. Window to side and rear.

UTILITY ROOM
6'8 x 10'11 (2.03m x 3.33m)

Single drainer sink unit, plumbing for automatic washing machine. Base units with appliance spaces, tiled floor and door to garden. Wall mounted electrical consumer unit and solar control panel.

CLOAKROOM
With separate wc, wash hand basin with mixer tap. Coat hanging area, tiled floor.

OPEN PLAN LIVING/DINING ROOM

DINING AREA
10'3 x 14'9 (3.12m x 4.50m)

Wooden floor (engineered oak) and tongue and groove pine ceiling. Windows to side and steps to

LIVING AREA
13'x 15' (3.96m'x 4.57m)

Engineered oak floor, storage heater, tongue and groove pine ceiling. Fireplace housing the multi fuel room heater set on a Welsh slate hearth. Double doors to patio.

FROM HALLWAY DOORS TO

MASTER BEDROOM 1
11'4 x 11'4 (3.45m x 3.45m)

Fitted mirrored wardrobe, with shelves,drawers, and hanging rails, slimline heater, window to fore. Door to

EN SUITE SHOWER ROOM
Pedestal wash hand basin with mixer tap and low level flush wc, shower cubicle, tiled floor, ceiling lights, illuminated heated mirror with shaver point and obscured window to fore.

BEDROOM 2
11'5 x 9'2 (3.48m x 2.79m)

Built-in cupboard, slimline heater.

BATHROOM
8'x 6'7 (2.44mx 2.01m)
Bath with mixer tap, wash hand basin with mixer tap with illuminated mirror with shaver point and built-in cupboard. Shower cubicle, tiled floor, tiled splashbacks, dimmer-controlled lighting and electric heated towel rail.

BEDROOM 3
11'5 x 11'7 (3.48m x 3.53m)

Slimline heater, window to rear.

BEDROOM 4
11'7 x 11' (3.53m x 3.35m)

Storage heater, engineered oak floor, window to fore.

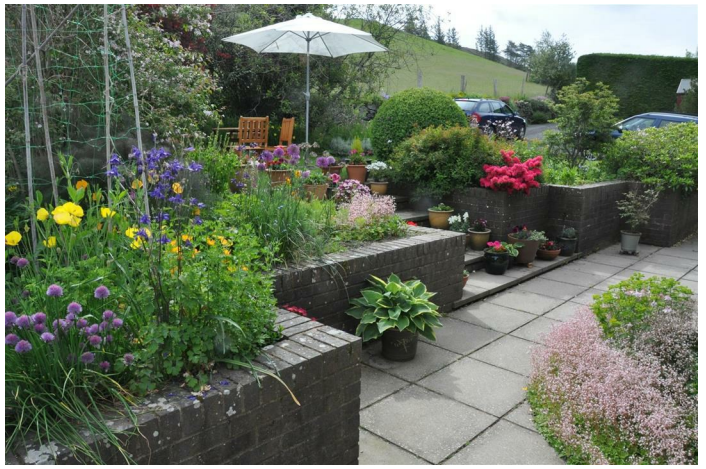
OFFICE
5'8 x 7'8 (1.73m x 2.34m)

Window to fore, slimline heater.

EXTERNALLY
Tarmacadamed drive to vehicular hard standing with access to

INTEGRAL GARAGE
22'6 x 9' (6.86m x 2.74m)
Suitable for conversion to an annexe subject to obtaining the necessary consents. Window to rear, up and over door, and loft storage.

Rear garden laid to lawn. Side fruit garden with soft fruit bushes, (blueberries, gooseberries, blackcurrants, redcurrants and raspberries in a fruit cage). plum and apple trees.



Rear patio area with ornamental wildlife ponds.

Pedestrian paths to front garden with shrubs, lawn and vegetable garden. Greenhouse with power and water supply with garden shed.

DIRECTIONS

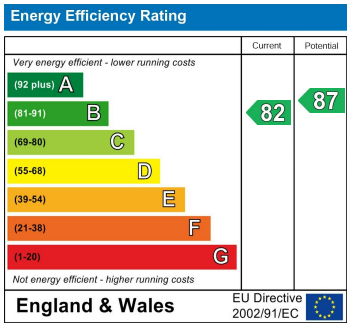
There are several alternate routes out of town to Capel Dewi. I suggest the following for the first inspection. Take the A44 trunk road inland towards Capel Bangor. After approximately 4 miles take the first exit at the roundabout on to the A4159 Capel Dewi road. After about half a mile and after the brow of the hill turn right in to the access road "Y Gelli" and follow it to its end.. OS Grid Reference SN6310 8241.

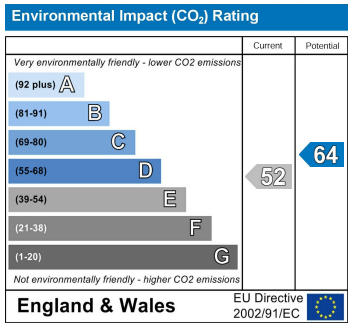
Ground Floor

Total area: approx. 162.5 sq. metres (1748.8 sq. feet)

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

Meall Beag, Capel Dewi, Aberystwyth





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