



16 Maesyfelin, Llanafan
Aberystwyth Ceredigion SY23 4BN
Guide price £210,000



An extended 5 bedroomed

end of terraced house on a corner plot on a quiet edge of village estate.

Maesyfelin is a small cul-de-sac of Ex local authority and private accommodation in a semi rural location on the outskirts of Llanafan. Local amenities are available at the nearby village of Llanilar to include village stores, doctors surgery and Public house. The University and market town of Aberystwyth is some 10 miles or so travelling distance on the coast, the town having a good range of both local and national retailers in addition to employment opportunities at Bronglais Hospital, the University and the National library of Wales.

16 Maesyfelin has been extended by the vendors and provides for 5 bedroomed accommodation as highlighted on the attached floor plan. The property is double glazed and 16 Maesyfelin is heated by means of multi fuel range which also heats the domestic hot water supply. There is ample unallocated parking at Maesyfelin together with a playground and tennis court.

TENURE:

Freehold

SERVICES:

Mains services are connected.

COUNCIL TAX:

Band C

VIEWING:

Strictly by appointment with the sole selling agents; Aled Ellis & CO, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

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

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to 1st floor accommodation, radiator, laminated floor, and cloak cupboard. Door to

DOWNSTAIRS WC

with wash hand basin.

LIVING ROOM

10'4 x 16'2 (3.15m x 4.93m)



An open fireplace with multi fuel range which heats the domestic hot water and runs the central heating. Laminated floor and window to fore.

KITCHEN/DINING ROOM



KITCHEN AREA

9'7 x 16'9 (2.92m x 5.11m)



comprising a good range of base units incorporating a Cookmaster cooking range, single drainer sink unit with mixer tap and concealed dishwasher and worktops over. Tiled splashback's, eye-level units and extractor fan. Tiled floor, radiator and windows to rear.

DINING AREA

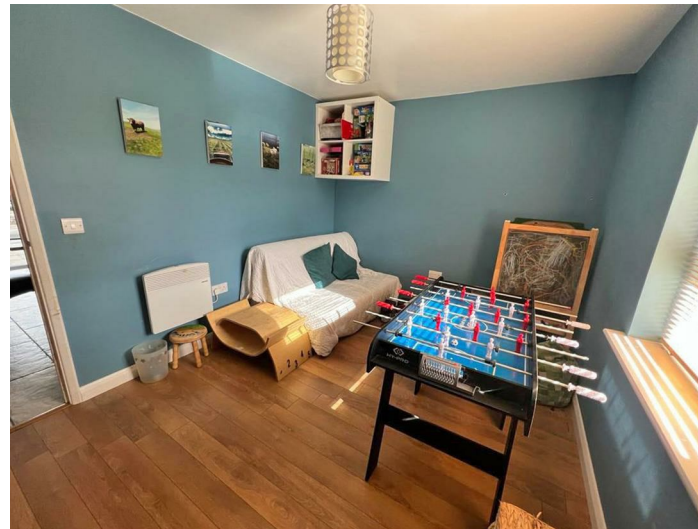
12' x 11'5 (3.66m x 3.48m)



with tiled floor and French doors to rear.

STUDY/BEDROOM

8'5 x 12' (2.57m x 3.66m)



with laminated floor and window to fore.

UTILITY ROOM

8'5 x 6'9 (2.57m x 2.06m)



comprising a base unit with worktop over, plumbing for automatic washing machine, tiled floor and door to rear.

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space, night storage heater, linen cupboard, and airing cupboard. Doors to

BEDROOM 1

7'1 x 8'6 (2.16m x 2.59m)



with recess cupboard, laminated floor and window to fore.

BEDROOM 3

10'3 x 12' (3.12m x 3.66m)



with a laminated floor, night storage heater and window to fore.

BEDROOM 5

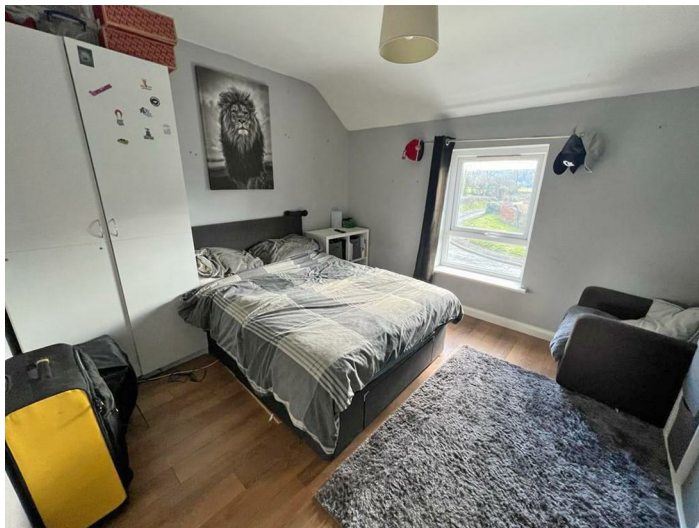
6'2 x 12'4 (1.88m x 3.76m)



with laminated floor electric heater and window to rear.

BEDROOM 2

10'4 x 10'2 max (3.15m x 3.10m max)



with laminated floor and window to fore.

BEDROOM 4

9'7 x 11'9 (2.92m x 3.58m)



with laminated floor and window to rear.

BATHROOM

5'5 x 6'5 (1.65m x 1.96m)



comprising WC, wash handbasin, bath with shower over and screen. Wall mounted fan heater, extractor fan and part tiled.

EXTERNALLY



Situated on a corner plot with the lawn and garden area to the side.

Rear garden with part paved area, garden shed, and kennel.

Rear pedestrian access. Shared parking (un-allocated).

DIRECTIONS

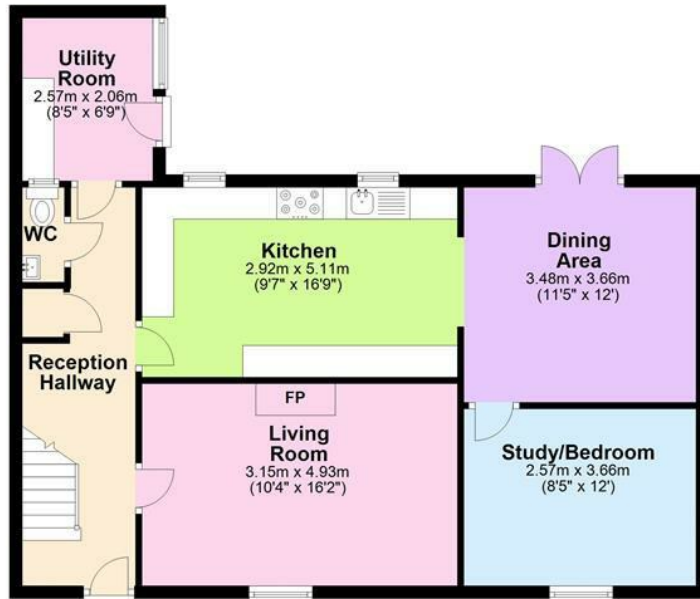
From Aberystwyth take the A487 coastal trunk road south to Southgate, Penparcau. Take the A4120 fork left onto the Devils Bridge road and turn immediately right onto the B4340.

Pontrhydfendigaid Road. Proceed through the villages of New Cross, Abermagwr to Trawscoed, just after Trawscoed turn left towards Llanafan (signposted) and proceed approximately a mile.

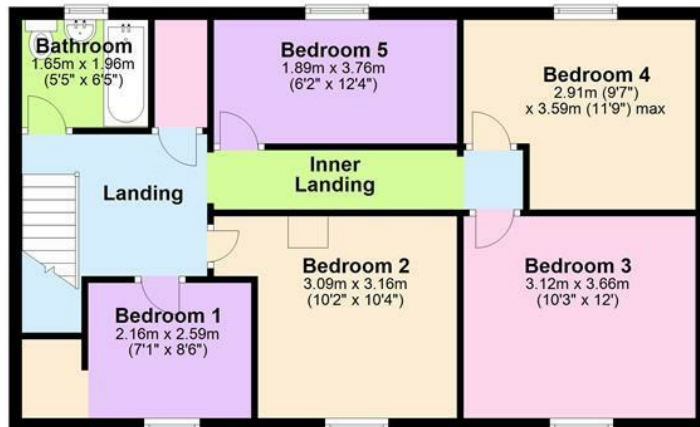
Turn left just before the former primary school and Maesyfelin is on your left hand side. No16 is the first property on the right hand side.



Ground Floor



First Floor



Total area: approx. 137.7 sq. metres (1481.9 sq. feet)

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

16 Maesyfelin, Llanafan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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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