



Pant Y Crug

£140,000

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AFFORDABLE HOUSING SCHEME

A rare find on the market, we are proud to present this newly built 3 bedroom house surrounded by fields in the rural location of Capel Seion. Spaciously built and finished to a high standard, this home must be considered by all those looking for a luxury countryside lifestyle.

- AFFORDABLE HOUSING SCHEME
- MODERN INTERIOR NEW BUILD
- DOUBLE GLAZING
- THREE BEDROOMS
- GARDEN AND PARKING FOR 3 CARS
- SPACIOUS & READY TO MOVE STRAIGHT INTO
- UTILITY AREA
- BUILT IN STORAGE

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Call 01970 636000 to arrange a viewing

NYTHFA

Located in the more rural location of Capel Seion, Nythfa is a stunning semi-detached property set within its own spacious grounds, surrounded by charming countryside views. For those looking for a bit of peace and quiet without being isolated, a better location is hard to find, with the busier cultural hub of Aberystwyth being a mere 12 minute drive away.

PROPERTY COMPRISES

The property is entered through a wooden front door into the entrance porch. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. Property is heated via electric heating. Council Tax Band C.

ENTRANCE HALL

Stairs up to first floor. Communicating doors to lounge. This area is perfect for storage coats, shoes and bags.

LIVING ROOM

14' 10" x 14' 6" (4.53m x 4.42m) Neutral in colour scheme and styled impeccably, this home would suit both those looking to move in immediately and those individuals eager to make something uniquely theirs. By day, the room is happily lit by the wide window to the front and at night, currently in place is an electric fireplace that adds to the warm and cosy atmosphere of this stylish modern home.

KITCHEN / DINER

12' 11" x 13' 2" (3.95m x 4.03m) The kitchen / diner is of good proportions and welcomes light from both the rear wide window overlooking the garden and countryside

views and glass door from the living room. The Kitchen is fitted with a range of white gloss base and eye-level counter tops, complete with Chrome handles and mottled white granite worktops, and sports a 4 burner electric hob, lamona oven, also included is an integrated dishwasher and fridge freezer. Space for table that seats 6. Door to utility room.

UTILITY ROOM

8' 9" x 5' 1" (2.69m x 1.56m) Of fair dimensions, this is a good storage space, through which the downstairs WC can be accessed. Plumbing is already in place for a washing machine and dryer. Inviting natural light into this space is a window overlooking the rear of the property. Door out to garden.

WC

Fitted with a white suite comprising a low flush WC and hand basin. From this room a privacy window overlooks the side of the house, letting in natural light.

FIRST FLOOR

BEDROOM ONE

11' 3" x 10' 9" (3.43m x 3.30m) A hugely spacious bedroom, with room for both a double bed and the large additional furniture. This bedroom enjoys views of the garden and extenuating fields to the rear of the property. A unique luxury this room enjoys besides its space, is the built in storage that is 1.79m x 0.70m.





BEDROOM TWO

11' 2" x 10' 9" (3.41m x 3.29m) Currently split into a bedroom and office, this is actually a spacious double bedroom that is fully carpeted and has views to the front and extending rolling hills. Built in storage again with 1.79m x 0.70m.

BEDROOM THREE

7' 4" x 7' 8" (2.25m x 2.35m) At present used as a nursery, which has views looking out from the front of the house. Neutrally decorated and fully carpeted.

BATHROOM

6' 7" x 6' 7" (2.03m x 2.03m) Fully tiled from floor to ceiling, the bathroom is fitted with a white suite comprising: a bath complete with shower over and protective glass screen; a low flush WC; and a pedestal wash hand basin, The bathroom also hosts an electric heated towel rail, perfect for making that transition from the bath into the open air that much more comfortable. Naturally lighting from window to rear.

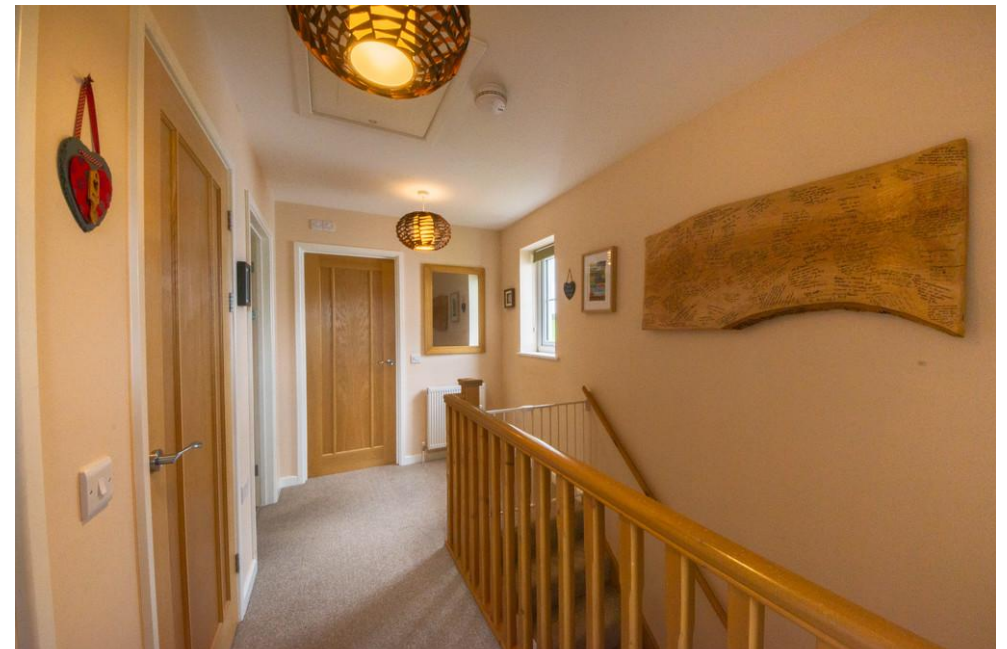
OUTSIDE FRONT OF PROPERTY

Gravelled driveway, for parking up to 3 cars, the front of the house is also partially laid to lawn.

OUTSIDE REAR OF PROPERTY

With a small patio area extending the length of the house, the garden is mostly laid to lawn and is long with rolling fields behind the bordering fences. Access to the garden can be gained not only from the house, but also through either side of the house, via a gated entrance path.







IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2020 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

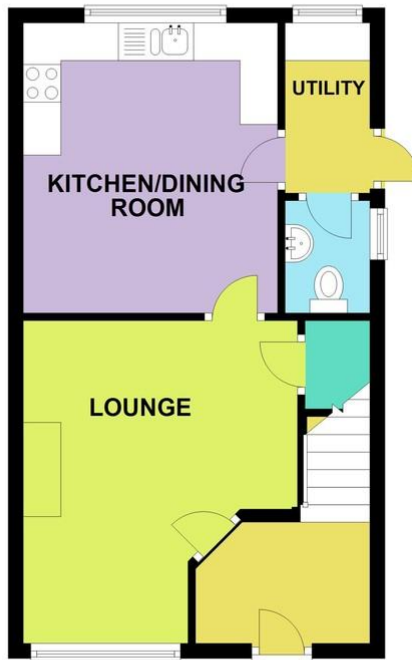
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GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

C

Energy Efficiency Rating

75

Viewing Arrangements

Strictly by appointment through Alexanders

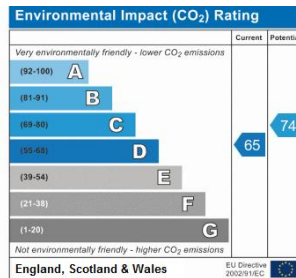
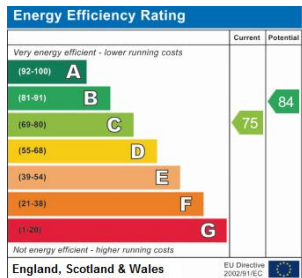
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Alexanders Residential Sales

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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm



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