

Waunfawr

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Viewing Arrangements
Strictly by appointment
through Alexanders



Waunfawr

Asking Price £295,000

Ty Hyfryd, translated to "Lovely House" lives up to its name. Offering scope on the inside and outside, ample parking, a garage and great potential to extend.

The area of Waunfawr is also convenient to local amenities such as general stores, post office and secondary school. Aberystwyth town being convenient to many major employers such as Bronglais Hospital, The National Library of Wales and the University. The town also having a great range of local and National retailers. This wonderful property is ideal for those looking for somewhere convenient, near local amenities, space on in the inside and on the outside. Come take a look for yourself.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
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PROPERTY COMPRISES

Unless expressly stated, all rooms have power points, double glazing and is heated via economy 7 electric heating. All main services are connected. Mains drainage, telephone subject to BT. We are informed the property is of Freehold Tenure. Council Tax E.

PORCH

Step inside Ty Hyfryd into a spacious and bright hallway. Space for storing shoes and coats. Door to reception hallway.

RECEPTION HALLWAY

Laminate flooring throughout with communicating doors to rooms. Access to loft.

KITCHEN/DINER

17' 3" x 17' 3" (5.26m x 5.28m) Light and airy with large windows from the rear and spotlights. Open plan kitchen and dining area offering base, eye level and corner unit that includes Neff double electric oven and a four ring gas hob with extractor over. Worktops over with tiled splashbacks, 1 1/2 bowl stainless steel sink with mixer tap over. Kitchen is separate with tiled flooring, the dining room provides carpeted area.

UTILITY ROOM

8' 2" x 4' 8" (2.51m x 1.43m) The utility room can be approached via the main driveway or from the kitchen. The room comprises of space and plumbing for washing machine, space for fridge freezer and tumble dryer. Stainless steel sink and drainer.

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LIVING ROOM

17' 1" x 13' 1" (5.23m x 3.99m) A perfect room for the whole family. Neutrally decorated and fully carpeted. Not only great in size, but also well lit from the sliding doors leading to the front of the patio. Gas fire with slate hearth great for cosy nights in.

SHOWER ROOM

9' 3" x 5' 7" (2.84m x 1.72m) Large walk in shower with Triton Shower unit. Low flush WC and pedestal sink unit. The shower room has enough space and plumbing for a bathtub if required. Opaque glazed window to rear.

MASTER BEDROOM

12' 7" x 9' 2" (3.86m x 2.81m) Neutrally decorated and fully carpeted. This double master bedroom offers deep built in wardrobes and its very own ensuite shower room.

ENSUITE

Shower cubicle, low flush WC, hand wash basin. Opaque glazed window.

BEDROOM TWO

13' 11" x 8' 8" (4.26m x 2.66m) Large window overlooking the front of the property. Feature wall and fully carpeted. Built in storage.

BEDROOM THREE

10' 5" x 7' 7" (3.20m x 2.32m) Neutrally decorated and fully carpeted double room. Built in storage.

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OUTSIDE OF PROPERTY

The plot the property sits on provides the potential for extension. Accessed via the main road over tarmacadam driveway, the property offers ample parking. The rear of the property can be accessed via solid wooden gates with long private patio area which extends to the front of the property with mature hedges around for privacy. Detached garage can be accessed via the rear or the up and over door to the front.

DETACHED GARAGE

18' 2" x 11' 1" (5.54m x 3.39m) Front access via a remote controlled up & over door. Power points & lighting. Additional off-road parking space inside and outside the garage.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS - 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

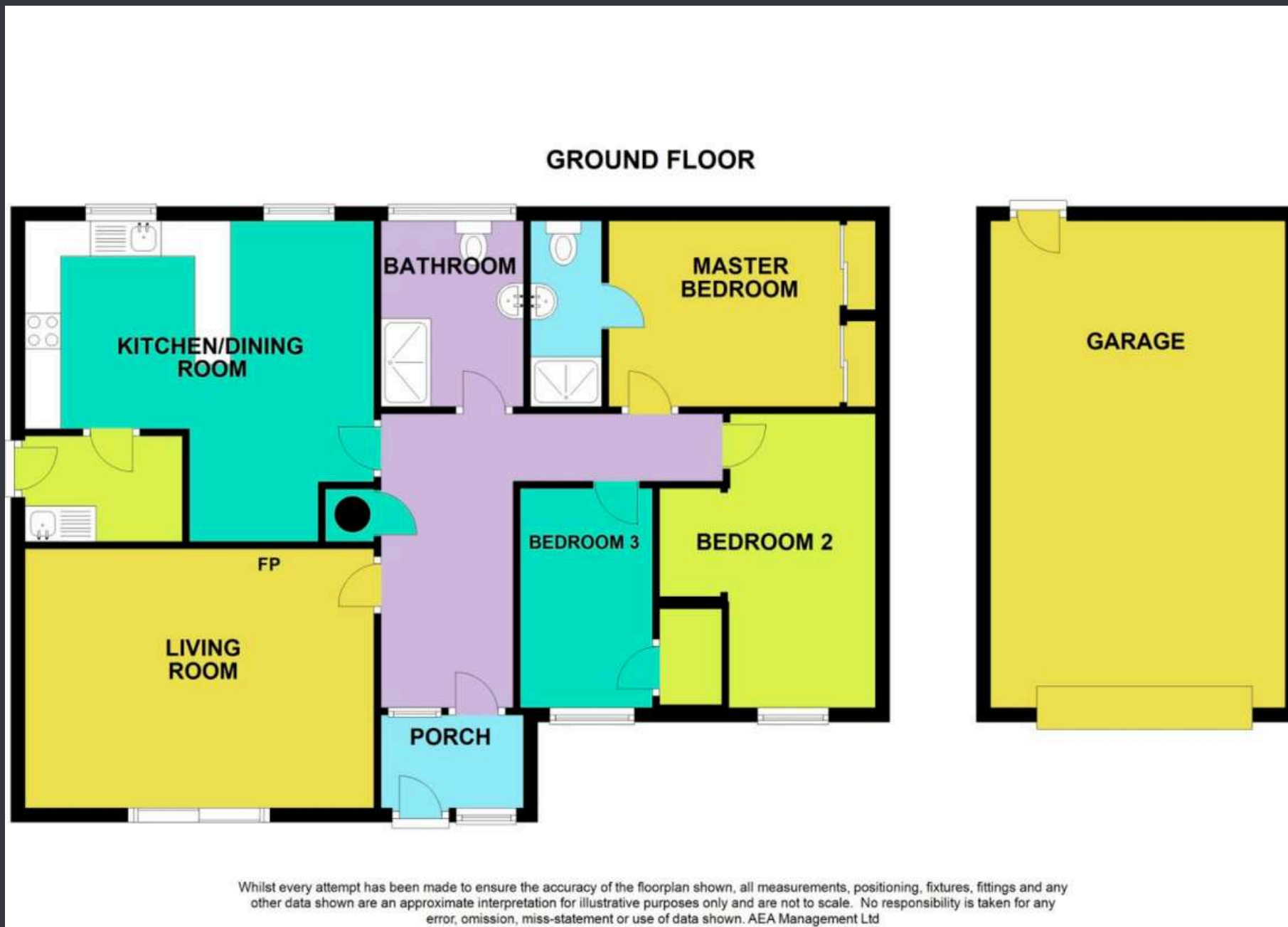
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Ty Hyfryd
Energy Rating
E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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VIEWINGS

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