

## Waunfawr

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Local Authority

Ceredigion County Council

Council Tax Band

E

Energy Efficiency Rating

D68

Viewing Arrangements

Strictly by appointment  
through Alexanders

# Waunfawr

# Asking Price £290,000

In one of Aberystwyth's most popular and sought after locations, we present to you this great family home in a perfect location.

Number 60 has something for everyone, not only is it situated near to a school, Aberystwyth University and local shops, the area of Rhoshendre has a bus service right on the doorstep making Aberystwyth town centre easily accessible.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
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## PROPERTY COMPRISES

Built in the 1970s, this freehold, semi-detached property is offered tastefully decorated in neutral colours, chain free and has gas central heating throughout. Unless expressly stated this property is double glazed throughout. All main services are connected. Council Tax Band E.

## PORCH

Outside steps up to elevated porch. Entered via uPVC door. As you enter number 60 you are greeted with a ray of light from the two large windows, one overlooking the front and one to the side.

## LIVING ROOM

18' 2" x 11' 3" (5.54m x 3.45m)

Entered via glass door into the warm and welcoming lounge. Large window to front. This area is of good proportions with electric flame effect fireplace. Neutrally decorated with a range of power points.





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### KITCHEN/DINER

19' 10" x 8' 5" (6.05m x 2.57m)

The kitchen area is fitted with a range of contemporary wall and floor units with work surfaces over including breakfast bar area. Sink with drainer. The kitchen benefits from multiple plug sockets and has integrated grill and separate oven. Built in cooker and hob with extractor fan. In terms of fixtures and fittings, there is space available for a freestanding fridge freezer. Large window overlooking the front of the property that overlooks the green.

### UTILITY ROOM

6' 0" x 4' 5" (1.85m x 1.37m)

Space for washing machine and dryer. Access to the side of the property, rear garden and garage.

### CLOAKROOM

White suite, low flush WC and sink.

### STUDY

8' 5" x 8' 1" (2.59m x 2.48m)

Neutrally decorated. Currently being used as a downstairs study but could be a single bedroom if the next owner wishes. Large window with a beautiful view overlooking the well established garden.





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### DINING ROOM

12' 0" x 11' 3" (3.66m x 3.45m)

Neutrally decorated. Large window overlooking the rear elevated garden. Large under stair storage.

### FIRST FLOOR

Stairs up to the first floor.

### MASTER BEDROOM

13' 8" x 11' 3" (4.17m x 3.45m)

The master bedroom is neutrally decorated and fully carpeted. Benefits from a large window overlooking the area of Waunfawr and views further afield.

### BEDROOM TWO

12' 2" x 8' 5" (3.73m x 2.59m)

Double bedroom. Neutrally decorated and fully carpeted. Two cupboards for storage. Large window overlooking rear garden.

### BEDROOM THREE

Bedroom to the rear of the property overlooking the garden.





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### **BEDROOM FOUR**

11' 1" x 9' 4" (3.40m x 2.87m)

Double bedroom neutrally decorated with window to the front of the property.

### **BATHROOM**

White suite comprising bath with electric power shower over, hand wash basin and low flush WC. Privacy window to rear.

### **GARAGE**

16' 6" x 8' 2" (5.03m x 2.51m)

Access via a door to rear or up and over garage door to the front. Currently used for storage but could store 1 car. The garage has potential to become a workshop as it has electric lighting and power points.

### **OUTSIDE OF PROPERTY**

The rear of the property can be accessed via the side of the property through a gate or through the utility room. Elevated garden with a range of slabbed steps up to the top where you are greeted by views of the rolling hills. At the bottom of the garden there is enough space for table and chairs. To the front of the property you have a low maintenance lawned area. Drive and parking space. Bushes and shrubbery with steps up before heading into the porch.





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### Opening Hours

Monday - Friday: 9am to 6pm

Saturday: 10am to 4pm

### Alexanders Residential Sales

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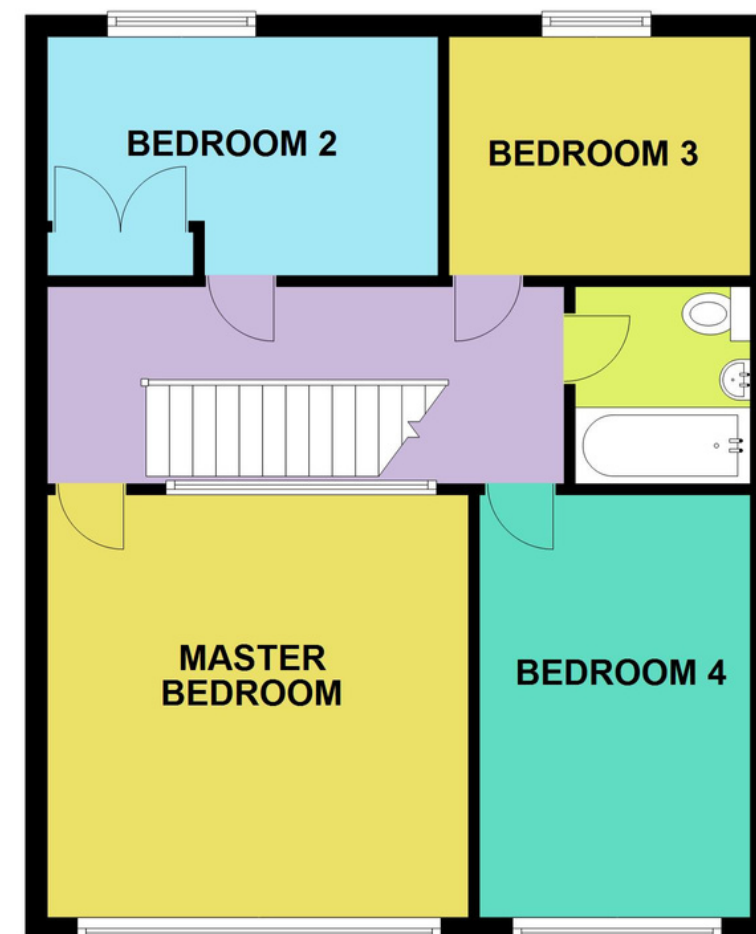
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GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2022

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

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information

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