



FOR SALE BY PRIVATE TREATY

Stunning far reaching southerly views, an upside down 3 double bedrooms each with an en-suite. Well-presented family home with sun balcony and terraced rear garden. Parking & garage.

**65 MAESHENDRE
WAUN FAWR
ABERYSTWYTH SY23 3PS**



Conveniently located to the University, Hospital, and National Library and just 1 mile north of the Town. The village has a Supermarket, Post Office and Comprehensive School and a frequent bus service. The house has been specifically designed to its elevated south facing sunny hillside location with the main rooms to the upper entry floor level and sleeping quarters to the lower ground floor. Viewing is highly recommended

Vendor Likes:

Views
Convenient location
All en-suite bedrooms

Agent Likes:

Semi-open plan kitchen/diner
Large lounge with picture window
Sun balcony

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65 Maeshendre, Waun Fawr, Aberystwyth, SY23 3PS

OPEN PLAN HALL



Half-timber panelled walls with light oak doors off. Central heating radiator. Staircase down to sleeping area.

TOILET

Low flush WC: Wash hand basin. Fully tiled walls and floor.

KITCHEN/DINER

11' 9" x 18' 9" (3.58m x 5.72m)

KITCHEN AREA



Ceramic tiled floor. Light oak panelled doors fitted base and wall units. Inset 1 ½ single drainer stainless steel sink unit. High level double oven and induction hob. Integrated fridge. Rear window. Central heating radiator.

DINING AREA



Tall wall central heating radiator. Base and wall units. Window. Door to garage.

OPEN PLAN LOUNGE/MUSIC ROOM

MUSIC ROOM



11' 6" x 12' 6" (3.51m x 3.81m)

Wood effect laminate floor. Central heating radiator. Window. Area opening into:-

LOUNGE



11' 6" x 17' 8" (3.51m x 5.38m)

Full height window giving far southerly reaching views. Wood effect laminate floor. Central heating radiator. Patio doors opening onto:-

BALCONY



15' 3" x 12' 9" (4.65m x 3.89m)

Stunning views. Galvanised railing. Staircase down to rear garden.

GARAGE

12' x 16' 7" (3.66m x 5.05m)

Up and over door. Side door. Rear door. Rear window.

LOWER GROUND FLOOR GARDEN LEVEL.

Fitted book shelves. Fitted **airing cupboard**

BEDROOM 1



11' 6" x 11' 4" (3.51m x 3.45m)
Views. Wood effect laminate floor.
Central heating radiator.

EN-SUITE BATHROOM



7' 6" x 7' 4" (2.29m x 2.24m)
Tiled floor & wall area. White 3-piece suite comprising bath with electric shower over. Low flush WC: Pedestal wash hand basin. Central heating radiator.

BEDROOM 2



10' x 10' 8" (3.05m x 3.25m)
Views. Central heating radiator. Curved cornice.

6' x 7' 10" (1.83m x 2.39m)
Bath with electric shower over. Pedestal wash hand basin. Low flush WC: Electric heated towel rail.

EN-SUITE BATHROOM



INNER CORRIDOR

BEDROOM 3



10' 7" x 12' 9" (3.23m x 3.89m)

Full height window and door out onto Sun patio. Wood effect laminate floor. Double central heating radiator.

EN-SUITE SHOWER ROOM



5' 3" x 7' 2" (1.6m x 2.18m)

Shower cubicle with electric shower. Pedestal wash hand basin. Low flush WC: Fully tiled walls and floor. Central heating radiator. Heated towel rail.

STUDY

7' 2" x 6' 5" (2.18m x 1.96m)

Double central heating radiator.

STUDY



11' 10" x 6' 4" (3.61m x 1.93m)

Double central heating radiator.
Used as an occasional bedroom

UTILITY ROOM

8' x 10' 8" (2.44m x 3.25m)

Wall mounted gas boiler. Deep Belfast style sink. Plumbing for washing machine. Window. Door to garden.

OUTSIDE



Front drive sweeping down to garden with parking & turning area. Front floral bed.

The rear garden is neatly laid out to various terraces comprising paved sun patio adjoining the back of the property. Rockery area, steps down to lawn. Twin metal gate giving rear access on to Rhoshendre.



SERVICES

Mains electric, water, drainage & gas, Full gas central heating. uPVC double-glazing.

COUNCIL TAX

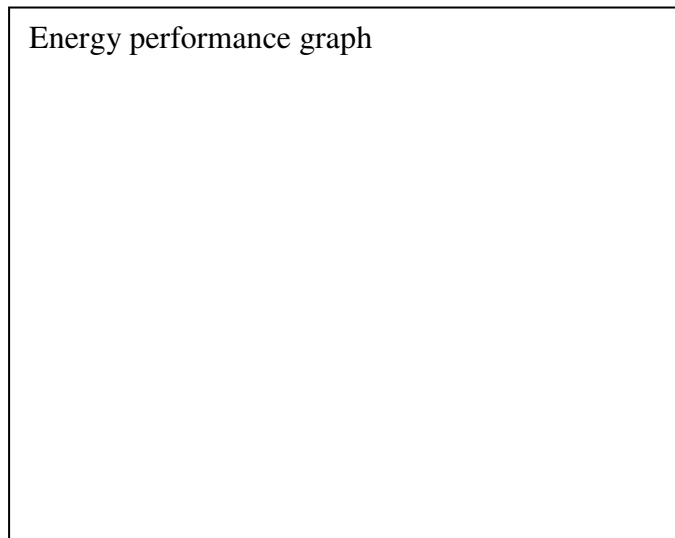
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VIEWING

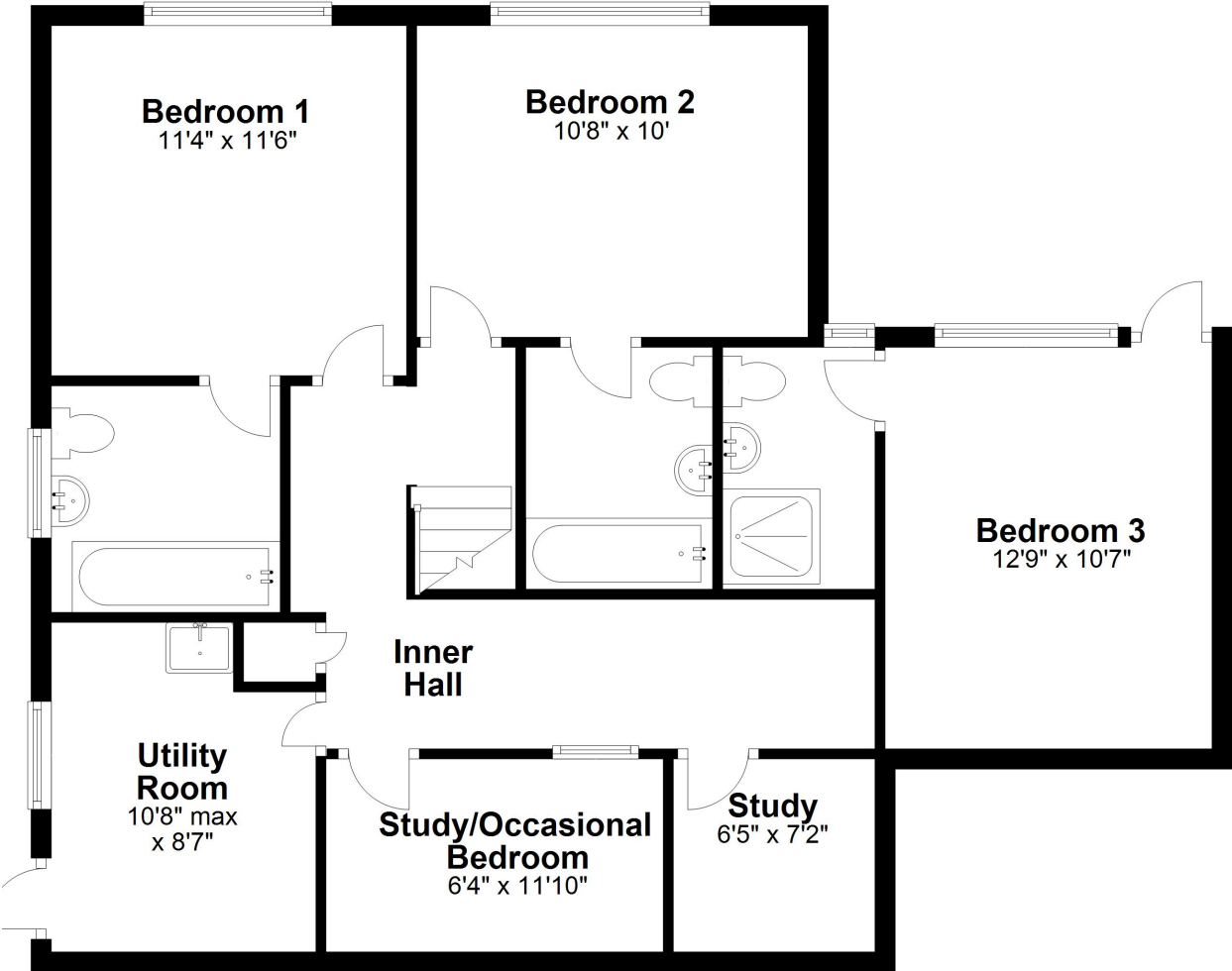
Via agent's office:-
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PRICE:

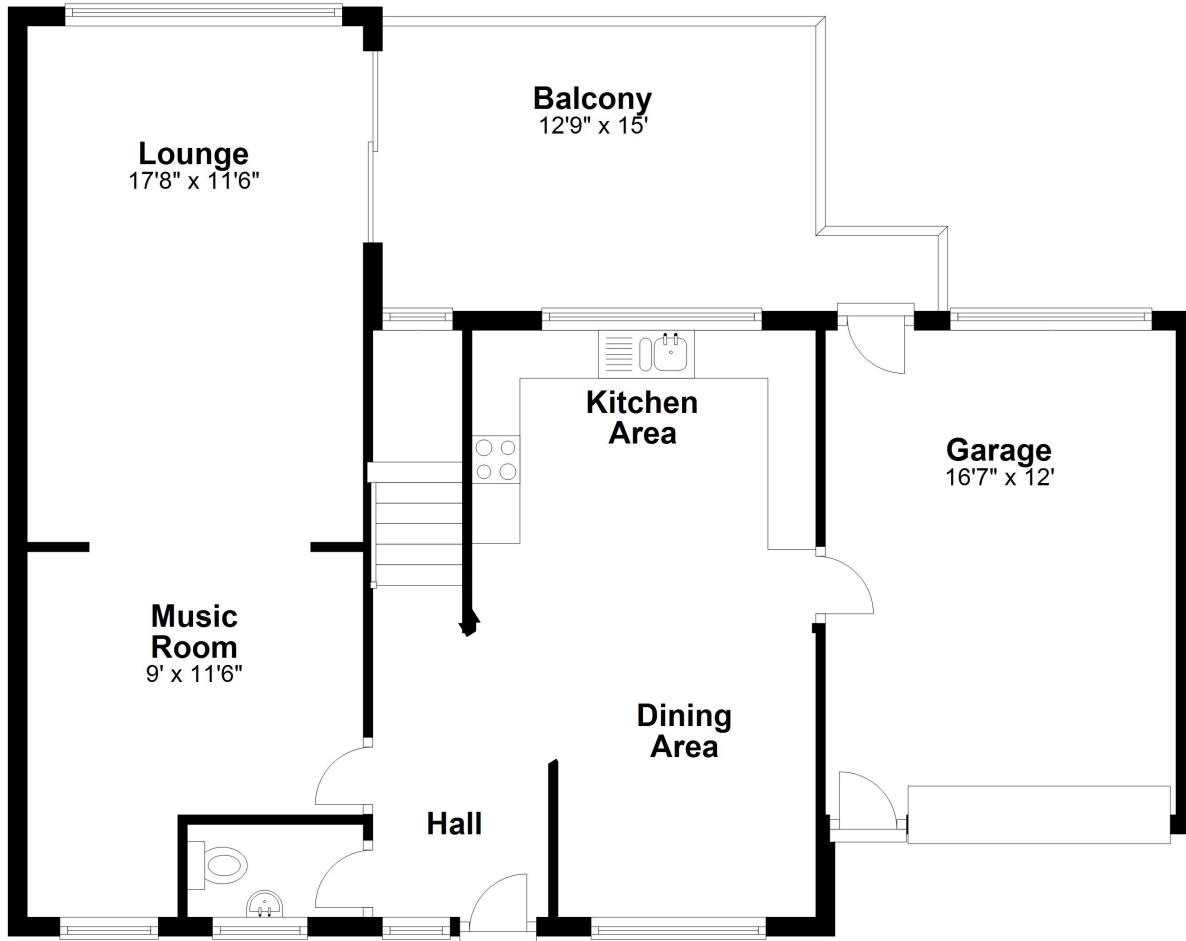
£395,000



GARDEN LEVEL



Ground Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

