



FOR SALE BY PRIVATE TREATY

On level ground within walking distance of village amenities, potentially a 4 bedroom house having two to the ground floor with bathroom & WC: Easily maintainable front & rear lawn gardens.

**7 HEOL ALUN
WAUN FAWR
ABERYSTWYTH SY23 3BB**



Located in a convenient & popular village within walking distance to the University, Hospital and on a bus route just 1 mile from Aberystwyth Town. Heol Alun is a small select estate.

Vendor Likes:

Level garden
Close to amenities

Agent Likes:

Potential 4 bedrooms
Ground floor bathroom & toilet

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

7 Heol Alun, Waun Fawr, Aberystwyth, SY23 3BB

HALL



Half glazed front door and side window. Staircase rising to first floor. Central heating radiator. Walk in store/cloak cupboard.

LOUNGE



10' 10" x 17' (3.3m x 5.18m)

Open coal effect gas fire with tiled hearth. Double central heating radiator. Curved cornice.

KITCHEN/DINER



10' 10" x 12' 9" (3.3m x 3.89m)

Fitted base and wall units. Inset single drainer stainless steel sink unit. Fitted high level electric oven. Inset 4 ring electric hob. Space for upright fridge. Wall mounted Worcester combi gas boiler. Fitted larder cupboard.

DINING ROOM/BEDROOM 3



9' 4" x 13' 4" (2.84m x 4.06m)

Central heating radiator. Fitted cupboard.

STUDY/BEDROOM 4



12' 6" x 7' 3" (3.81m x 2.21m)

Central heating radiator. Fitted cupboard.

Door to rear garden.

BATHROOM



6' x 8' 4" (1.83m x 2.54m)

White 3 piece suite comprising bath with electric shower over, tiled wall area. Low flush WC: Pedestal wash hand basin. Central heating radiator.

FIRST FLOOR

LANDING

Walk in airing cupboard. Fitted eaves storage. Fitted double door wardrobe.

TOILET

Low flush WC: Wash hand basin.



BEDROOM 1 (front)

11' x 11' 2" (3.35m x 3.4m)

Fitted wardrobe. Eaves storage area.



BEDROOM 2 (rear)

11' x 10' 9" (3.35m x 3.28m)

Central heating radiator. Eaves storage area.



OUTSIDE

Open plan front garden laid to lawn with floral & shrub beds. Side drive to:-

GARAGE

10' x 16' 10" (3.05m x 5.13m)

Up and over door, rear window and door to garden. Electric light & power. Work bench.

Level rear lawn garden with sun patio adjoining back of house.



SERVICES

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

COUNCIL TAX

Band 'E'

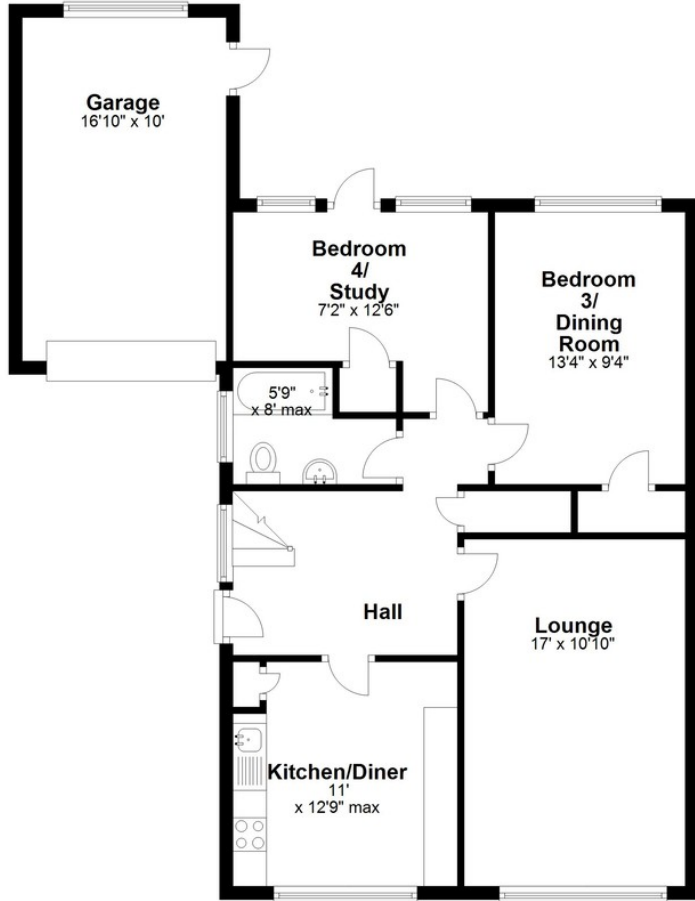
VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

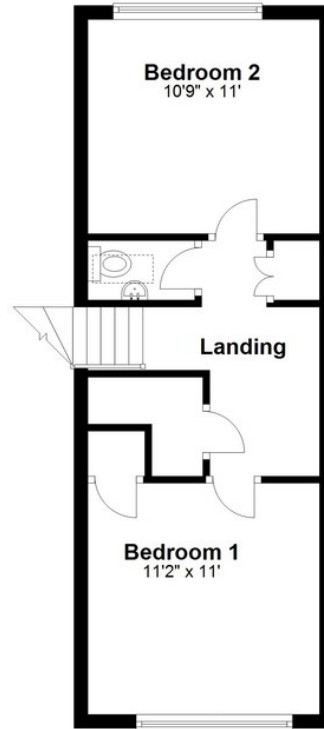
PRICE:

£280,000

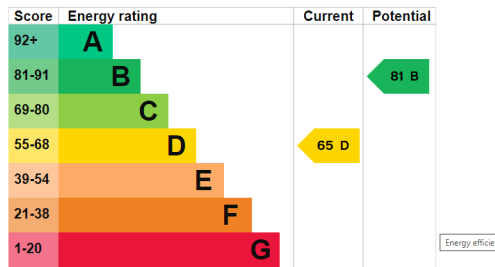
Ground Floor



First 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.



The graph shows this property's current and potential energy rating.

