

## Waunfawr



Viewing Arrangements  
Strictly by appointment  
through Alexanders



## Waunfawr

Asking Price £365,000

Discover the epitome of village living in this stunning four-bedroom detached house located within the highly sought-after village of Waunfawr, Aberystwyth.

Located within the sought after village of Waunfawr in Aberystwyth, this four-bedroom detached house presents an idyllic opportunity for comfortable and spacious living. Positioned on a corner plot, the property boasts ample outdoor space and privacy. With its sought-after location and abundance of features, this residence promises a serene lifestyle amidst the beauty of Wales.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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T: 01970 636000

## Waunfawr

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### PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points and double-glazed windows. Council tax band D.

### ENTRANCE

Upon entering the property through a double glazed white UPVC glass panelled door, you step into the porch, encased in windows on all sides, before stepping through another white UPVC front door into the welcoming dining room.

### DINING ROOM

This dining room boasts both comfort and style, featuring wood effect laminate flooring. A wall-mounted radiator ensures warmth, while a double-glazed window showcases views of the front elevation, inviting natural light to fill the room. The elegant touch of a curved cornice accentuates the ceiling.

### HALLWAY

The hallway with wood effect laminate flooring, features essential fixtures including a mounted smoke detector and wall-mounted thermostat. While a convenient large storage cupboard houses the electricity meter. The hallway also features a wall-mounted radiator and a staircase that leads to the first floor.

### LOUNGE

The lounge featuring a large double-glazed picture window to the front elevation, accompanied by a double-glazed side window and French doors that open onto the garden, offering scenic views and natural light. Enhanced by a wall-mounted radiator, a charming multi fuel burner and a classic cornice to the ceiling. A wooden glass-panelled door provides easy access to the kitchen.

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### KITCHEN

The kitchen illuminated by a large double-glazed window overlooking the rear elevation with wooden effect laminate flooring and tiled walls. Featuring a range of wooden base and eye-level units, the kitchen is equipped with modern appliances including a built-in dishwasher, fridge, electric oven, gas hob, and stainless steel sink with mixer tap. Additional amenities include a wall-mounted radiator, ample space for a fridge freezer, and a curved cornice to the ceiling. A convenient door leads into the utility room.

### UTILITY ROOM

The utility room with a wall-mounted Worcester boiler, wood effect laminate flooring, and plumbing for a washing machine, alongside ample space for additional white goods. Enhanced by a double-glazed window overlooking the rear elevation. Access to the patio is facilitated by a white double-glazed opaque glass-panelled UPVC door, while another door leads conveniently to the downstairs W.C.

### CLOAKROOM

The downstairs cloakroom features fully tiled walls and floors and is equipped with a low flush white W.C. and a corner hand wash basin, providing convenience and functionality in a compact space.

### STAIRS LEAD TO THE FIRST FLOOR;

### LANDING

The landing includes a spacious double-door linen cupboard featuring slatted shelving and a small mounted radiator and doors leading to;

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### **BEDROOM THREE**

Bedroom three with carpet to floor, a wall-mounted radiator and a Georgian-style feature window overlooking the front elevation, allowing natural light to flood the room. Additionally, it boasts a built-in wardrobe for ample storage and benefits from down lights illuminating the ceiling.

### **EN-SUITE**

The en suite boasts a modern design with fully tiled floors and walls, featuring an electric walk-in shower enclosed by a glass-panelled door, and features a small hand wash basin and low flush w.c. The space is completed with the added convenience of an electric towel radiator and extractor fan.

### **BEDROOM TWO**

The bedroom offers a bright and welcoming ambiance with its wide double-glazed white UPVC window overlooking the front elevation, coupled with a wall-mounted radiator all complemented by carpet flooring.

### **BEDROOM FOUR**

Bedroom four illuminated by a double-glazed window offering views of the rear elevation, while carpet flooring and a wall-mounted radiator contribute to its cozy comfort.

### **MASTER BEDROOM**

The master bedroom benefits from carpeted flooring and a large double-glazed window framing views of the front elevation.

### **BATHROOM**

The bathroom offers modern elegance with a white three-piece suite, including a bath with an overhead shower and glass side panel, a white hand wash basin, and a low flush w.c., all set against fully tiled walls and floors, while a large double-glazed opaque window provides natural light and privacy.



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### OUTSIDE

The outside space boasts a wide brick-paved driveway, providing ample parking for multiple cars, offering both convenience and functionality for residents and visitors alike.

### GARAGE

The garage features an up-and-over front door for easy access and a rear pedestrian door, providing convenient entry options, along with electric light and power connected.

### REAR PATIO

The privately fenced paved sun patio offers a relaxing space, complete with a gate providing access to the front of the property, perfect for enjoying sunny days in peace and privacy.

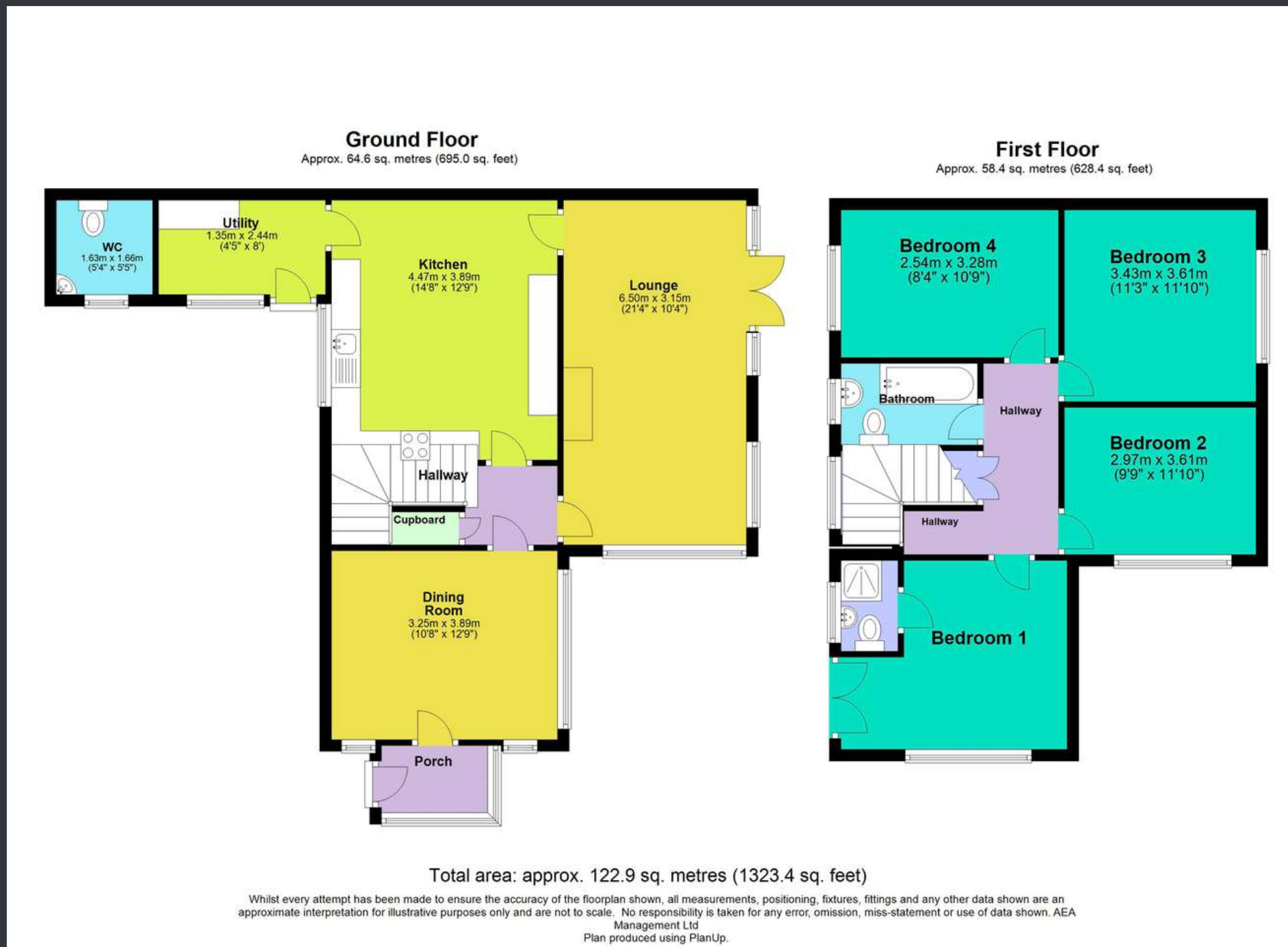
### FRONT GARDEN

The spacious front lawn garden, enclosed by private fencing, houses an array of greenery including a banana tree, apple tree, cherry plant, Canary Island date palm, and various other mature shrubs and trees. Additionally, an outbuilding, currently utilised as a shed but could be used as for various purposes.

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45 Rhoshendre  
Energy Rating  
TBC



**IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS 2024**

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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