



PHILIP EVANS
ESTATES



MAES CRUGIAU, RHYDYFELIN, ABERYSTWYTH, SY23 4PP

£345,000 ASKING PRICE

A spacious, modern and recently refurbished 4 / 5 bedroom semi detached house situated on the popular Maes Crugiau estate on the outskirts of Aberystwyth. This spacious semi-detached house is set in a quiet cul de sac with a large rear garden and ample parking for 4-5 cars.

The property is arranged over two storeys and comprises 4 / 5 double bedrooms, 1 / 2 reception rooms, conservatory, large open plan dining room / kitchen. In addition on the ground floor there is a ground floor W.C. and on the first floor a family bathroom and airing cupboard. Externally there is a level rear garden with decking and a shed. At the front there is parking for 3 cars. The property benefits from Gas Central Heating and UPVC double glazing throughout.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

FOR SALE





Location

The property is conveniently located on the outskirts of Aberystwyth, some one mile from the town centre on the popular and private estate of Maes Crugiau.

As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

Agent's Comments

This property is extremely spacious and and bright in the popular Maes Crugiau estate. The property has recently undergone refurbishment benefitting from a modern kitchen and bathroom. It is an ideal family home and must be viewed.

Construction

Conventionally built of cavity wall construction with exterior facing brick and render under a pitched slate roof. The property benefits from UPVC double glazing throughout. In addition the property benefits from gas central heating.



FOR SALE



GROUND FLOOR

Entrance Hallway

Spacious entrance hallway providing access to cloakroom, under stairs storage and stair access to first floor.

Reception Room / Bedroom 5

5.41m x 2.97m (17'9" x 9'9")
Carpeted. Window to fore. Radiator.
Cupboard.

W.C / Cloakroom

W.C. & Sink.

Living Room

4.46m max x 4.08m (14'7" max x 13'5")
Bamboo flooring. Electric wall mounted fire. Radiator. Patio sliding doors leading to a conservatory.

Conservatory

3.17m x 2.87m (10'5" x 9'5")
Patio doors leading to the rear garden. Part brick / glass. Corrugated roof. Tiled flooring.

Open Plan / Kitchen

12.79m x 3.11m (42' x 10'2" max)
Access to rear garden. Triple windows to front and double window to rear. Radiator. Modern kitchen with fitted handleless wall and base units in cream with black speckled worktop.

Integrated appliances to include hob, double oven, dishwasher and washing machine. Space for an American fridge / freezer. Gas boiler in cupboard. Spot lights.

Access from ground floor to first floor via stairs.

FIRST FLOOR

Master Bedroom 1

4.46m x 2.95m *14'7" x 9'8")
Carpeted, window to rear. Radiator.

Bedroom 2

2.69m x 3.92m (8'10" x 12'10")
Carpeted, window to rear, radiator.

Airing Cupboard

Bathroom

2.51m max x 2.69m (8'3" max x 8'10")
Separate double shower cubicle and bath. W.C. & wall hung vanity sink. Shower off mains. Chrome towel rail. Fully tiled floor to ceiling. Window to side. Chrome towel rail.

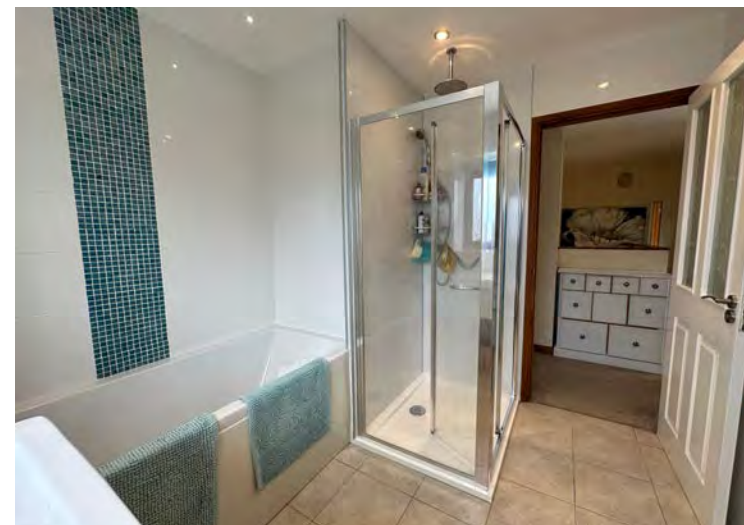
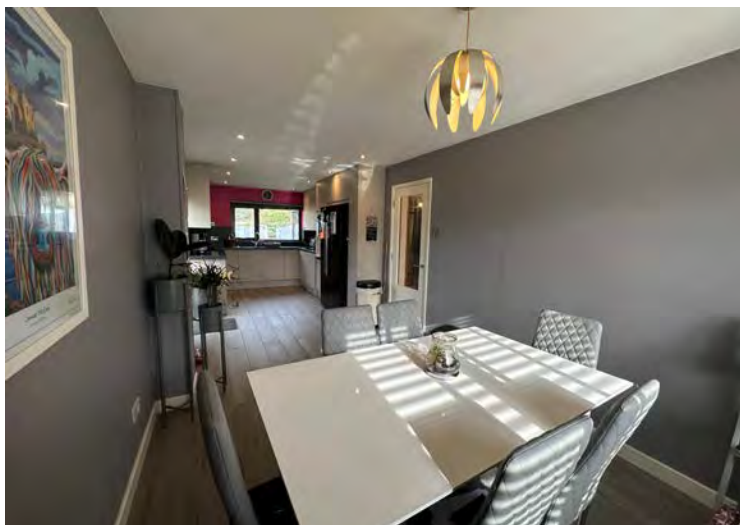
Bedroom 3

2.99m max x 3.92m (9'10" max x 12'10")
Carpeted, window to front, radiator.

Bedroom 4

4.26m x 2.95m (14' x 9'8")
Carpeted, window to front, radiator.





EXTERNALLY

The property benefits from a large, level and low maintenance rear garden. The area is part astro turf, patio and decking. There is also a rear shed. Access to the garden is down a side pathway from the front, the conservatory and kitchen.

To the front of the property there is a tarmac driveway for 4/5 cars.

SERVICES

Chain | No chain

Tenure | Freehold

Heating | Gas Central Heating

EPC | Current: 75(C)

Potential | 84 (B)

Electric | Mains

Water | Mains

Sewerage | Mains

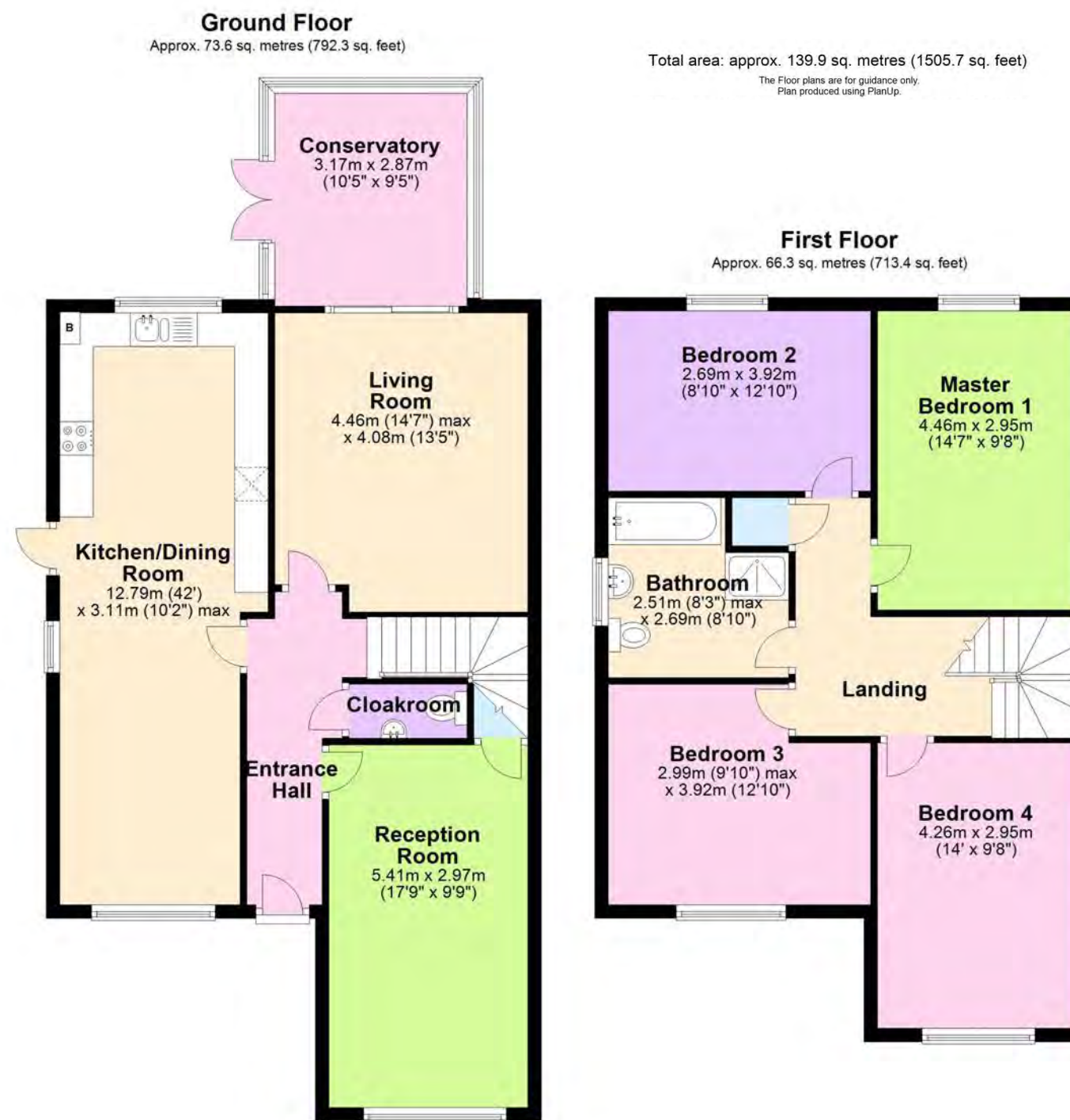
Telephone | BT

Council Tax Band | Band E £2454.50

2023-24







VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

Telephone | 01970 625333

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