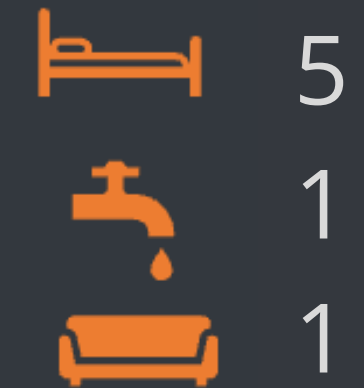


Moriah



Viewing Arrangements
Strictly by appointment
through Alexanders



Moriah

Asking Price £425,000

Captivating five-bedroom residence, situated in the quaint village of Moriah, Aberystwyth.
Boasting panoramic views of the picturesque countryside.

Welcome to Wern-Ddu a beautiful five-bedroom home. Immerse yourself in the beauty of nature while indulging in the comforts of modern living. With its spacious layout and stunning views, this residence promises a truly enchanting retreat for those seeking a serene countryside escape.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
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PROPERTY COMPRISES

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

ENTRANCE

Accessed through double wooden gates opening onto a tarmac drive which has space for up to four cars to park. Entrance to the property is through a white opaque glass panelled white UPVC door with side panel window, guiding you into the inviting hallway.

HALLWAY (3.13m x 1.64m)

The hallway, with wooden flooring, features practical amenities such as a wall-mounted radiator, thermostat, and BT power points, while offering access to a convenient cloakroom. Ascend the stairs to the first floor or explore the in spaces branching off to the lounge, kitchen, and basement utility area.

LOUNGE (6.35m x 3.63m)

The lounge exudes comfort with its wooden flooring, complemented by a wall-mounted radiator and various power points, while the focal point remains the multi-fuel stove. Natural light seeps through double-glazed white UPVC windows to the rear and side, and sliding patio doors leading to the front patio, offering countryside views from all angles of the room.

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KITCHEN (3.62m x 2.75m)

The kitchen with wooden flooring, complemented by wooden base and eye-level units topped with granite worktops. Equipped with built-in appliances including a double electric oven, Bosch four-ring electric hob, Bosch extractor fan, and a sink with a mixer tap. Cream tiles add a touch of refinement, while strip lighting illuminates the room. Enjoy the views through the double glazed window while accessing the utility room through a convenient door.

UTILITY ROOM (2.15m x 2.00m)

The utility room features wood-effect vinyl flooring and grey tiled walls throughout, illuminated by natural light coming in through the double glazed window at the rear. With a wooden glass-panelled opaque door granting access to the rear garden and a convenient sliding door leading to the downstairs W.C.

GROUND FLOOR W.C

The ground floor W.C. offers both convenience and style with its wood effect vinyl flooring, accompanied by a small opaque double glazed window on the side elevation. Complete with a white low flush W.C., ceramic tiling throughout, and built-in storage cupboards.

BOOT ROOM (3.14m x 3.14m)

Accessible via a set of stairs from the hallway, the lower ground utility room, currently serving as a practical boot room, offers versatile potential for various uses. With grey tiled flooring, grey base and eye-level units, and white tiles, this space benefits natural light coming in through the double glazed window at the front elevation. Featuring a white butler sink, plumbing for washing machines and other appliances, as well as housing the fuse board and smart meter, the utility room is as functional as it is stylish. Additionally, a white glass-panelled UPVC door provides access to the side garden, while a built-in pantry offers ample storage.

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STAIRS LEADING TO THE FIRST FLOOR;

HALLWAY

The hallway has a double glazed window to the side elevation, wall mounted radiator and doors leading to;

MASTER BEDROOM (3.13m x 3.03m)

The master bedroom with carpeted flooring, array of power points, wall mounted radiator and a hand wash basin complete with a vanity unit and mirror, accompanied by a convenient shaving point above. Double glazed white UPVC window, offering lovely views of the front elevation.

BEDROOM FOUR (3.36m x 2.12m)

The smallest bedroom in the house offers cozy comfort with its carpeted flooring, wall-mounted radiator and a built-in storage cupboard for added convenience. A double glazed window, provides a glimpse of the scenery outside the front elevation.

BEDROOM ONE (3.36m x 2.72m)

With soft carpeting and neutral décor, this bedroom provides a cozy retreat, enhanced by a wall-mounted radiator for comfort, while expansive double glazed windows on the front and side elevations offer captivating views of the picturesque countryside.

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BEDROOM TWO (3.15m x 2.72m)

Carpeted flooring, wall-mounted radiator, and original pink-coloured hand wash basin featuring a mirror and shaving point above. Natural light pours through the double glazed window, offering serene views of lush greenery from the rear elevation.

BATHROOM

The bathroom with tiled flooring and walls and a double glazed frosted window providing privacy. Featuring a low flush w.c, bath with overhead shower and glass folding screen, and a hand wash basin with vanity unit and mirror above, electric heated towel radiator and a built-in storage cupboard housing the Worcester boiler adds practicality to this room.

BEDROOM THREE (3.17m x 3.12m)

The bedroom offers comfort with carpeted flooring, wall-mounted radiator, and a hand wash basin accompanied by a vanity unit, mirror, and shaving point. Additionally, a sizeable storage cupboard provides versatile space for a sewing room or drawing room. Double glazed window to rear elevation.

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REAR GARDEN

The rear garden patio, enclosed by a sturdy concrete wall with convenient access to the front of the property from both sides, ensuring seamless transitions between indoor and outdoor spaces.

FRONT PATIO

The front patio provides a picturesque setting, overlooking the driveway and beyond with countryside views, with ample space for dining furniture amidst a charming array of mature trees and shrubs. Adding to the property's appeal, a garage/workshop offers convenient storage or an extra parking space with a poly tunnel adjacent which is approx 12ft by 6.

ORCHARD GARDEN

The large side tiered Orchard garden, featuring a stone-chipped area ideal for outdoor relaxation, showcases a diverse array of mature and young shrubs and trees, including fresh Rhubarb and a Bay tree. With the added convenience of a shed, Dog shed, Dog run & Chicken run, this Orchard garden not only provides practical amenities but also offers an expansive canvas for bringing your gardening dreams to life.

TENURE

Freehold

TENURE

Freehold

SERVICES

This property is connected to mains electric and water and features LPG gas central heating, along with double-glazed windows throughout. The property enjoys comprehensive 4G coverage across all mobile networks.

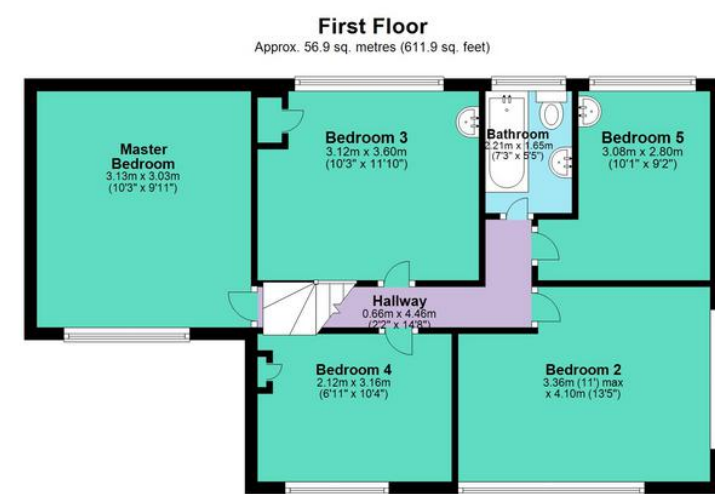
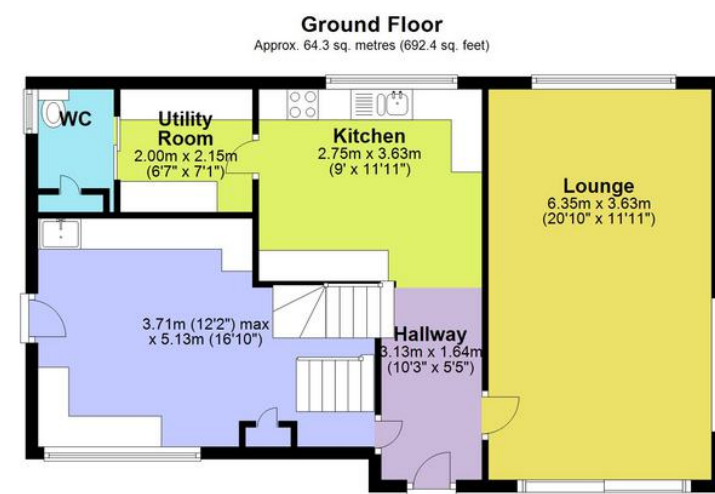
ADDITIONAL INFORMATION

The property enjoys the comfort of gas central heating and is conveniently located just approximately 3.5 miles away from the bustling town center of Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat.

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Energy Rating
TBC



Total area: approx. 121.2 sq. metres (1304.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	26 F	
1-20	G		

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 for more information

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