

Waunfawr



Viewing Arrangements
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through Alexanders



Waunfawr

Asking Price £375,000

This five-bedroom bungalow with a dormer extension located in the lovely village of Waunfawr features a private drive, garage and a spacious rear garden, offering both convenience and ample outdoor space.

42 Maeshendre is located in the charming village of Waunfawr, this delightful five-bedroom bungalow located just 2.1 miles from the vibrant Aberystwyth town centre and close to all essential amenities, this property presents an ideal opportunity for those seeking a spacious and comfortable home in a picturesque setting. With its generous living spaces, well-appointed bedrooms, and lovely surroundings, this bungalow is sure to impress.

Cambrian Chambers
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Waunfawr

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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

Entrance to the property is through a glass-panelled front door that leads into the small porch area.

PORCH (1.63m x 0.67m)

The porch area, featuring tiled flooring, seamlessly leads into the welcoming reception hallway.

HALLWAY (4.06m x 1.99m)

The reception hallway features a wall-mounted radiator, stairs leading to the dormer, and doors leading to various rooms.

LOUNGE (4.85m x 3.71m)

The lounge features carpeted flooring, a wall-mounted radiator, an electric flame-effect fire, various power points, double wooden glass-panelled doors leading to the kitchen, and folding doors that open to the dining area.

DINING AREA (3.64 x 3.04m)

The dining area, with carpeted flooring and various power points, enjoys natural light from a double glazed window on the side elevation and convenient access to the rear garden through double glazed patio doors.

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KITCHEN (4.83m x 2.78m)

The kitchen features double glazed windows to the side and rear elevations, as well as a glass-panelled UPVC door leading to the rear garden. It is equipped with wooden base and eye level units, a worktop, and a stainless steel sink with a mixer tap. Additionally, the kitchen includes plumbing for a dishwasher/washing machine, space for a fridge freezer and a wall-mounted radiator. Glass-panelled wooden double doors seamlessly connect the kitchen to the lounge.

BATHROOM

The bathroom includes an opaque double glazed window to the side elevation, a bath with an overhead shower and glass shower screen, tiled walls and flooring throughout, as well as a low flush toilet and hand wash basin.

BEDROOM FIVE (2.70m x 2.15m)

The smallest bedroom in the property offers versatile use as either a bedroom or a home office, featuring carpeted flooring, a wall-mounted radiator, and a double glazed window to the side elevation.

BEDROOM FOUR (3.70m x 2.84m)

The bedroom is appointed with carpeted flooring, a double glazed window overlooking the front elevation, and a wall-mounted radiator for comfort.

BEDROOM THREE (4.29m x 2.70m)

This spacious bedroom is furnished with carpeted flooring, a double glazed window overlooking the front elevation, and a wall-mounted radiator for comfort.

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STAIRS LEAD TO DORMER:

BEDROOM TWO (3.56m x 3.30m)

The bedroom is on the first floor and features carpeted flooring, a wall-mounted radiator, and a double glazed window overlooking the side elevation.

BEDROOM ONE (4.46m x 3.65m)

The spacious bedroom on the first floor is appointed with carpeted flooring, a wall-mounted radiator, and benefits from ample natural light through a large double window on the side elevation.

ATTIC

The first-floor bedrooms provide access to two walk-in attic storage areas, each equipped with boarded floors, lights, and plug sockets.

EXTERIOR

This property enjoys the advantages of a private driveway, a small front lawn, and a large rear garden featuring a patio area, expansive lawn, and a variety of mature shrubs and trees. Additionally, a side door provides convenient access to the garage.

GARAGE

The property includes a spacious garage with an up-and-over door, electricity connected, plumbing for a washing machine, wall-mounted gas and electricity meters, and a wall-mounted fuse box. Additionally, the garage features plug sockets, an outside tap, and a wooden glass-panelled door to the rear providing access to the garden.

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TENURE

Freehold

SERVICES

This property is connected to mains electric and water and features gas central heating, along with double-glazed windows throughout.

ADDITIONAL INFORMATION

The property enjoys the comfort of gas central heating and is conveniently located just approximately 2.1 miles away from the bustling town centre of Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

