



**PHILIP EVANS**  
ESTATES



**BRYNCEINION, WAUNFAWR, ABERYSTWYTH, SY23 3BA**

**£410,000** ASKING PRICE

A spacious 4 bedroom detached house situated on Brynceinion Estate in the centre of Waunfawr.

The property is arranged over two storeys and comprises 4 double bedrooms (one en-suite shower room), lounge, dining room, kitchen, utility, bathroom/ WC and separate downstairs WC. The property benefits from a garage, off street parking for two cars, gas central heating as well as a garden to the front and rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	75   C	
55-68	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 in the popular village of Waunfawr and in close proximity to Penglais Comprehensive School, Post Office and a convenience Store.

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 is in a highly desirable location in the centre of Waunfawr . 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 as well as gas central heating.



FOR SALE





## GROUND FLOOR

### Entrance Hallway

Spacious entrance hallway providing access to downstairs WC, under stairs storage and stair access to first floor. Wooden flooring.

### Downstairs WC

Vinyl flooring. Wall tiles. Frosted window to the fore. WC. Sink. Radiator.

### Living Room

5.02m x 3.94m

Carpeted. Dual aspect window. Radiator. Electric fireplace with feature surround. Arch leading to dining room.

### Dining Room

3.38m x 3.18m

Wooden flooring. Sliding patio door to rear garden. Window to the side. Radiator. Door leading to Kitchen.

### Kitchen

3.38m x 4.39m (max)

Vinyl flooring. Windows to the rear. Modern kitchen with fitted wall and base units in grey with a black worktop. Integrated double electric oven in tower. Integrated gas hob. Plumbing facilities for a dishwasher. Breakfast bar. Radiator. Door leading to the Utility Room.

### Utility Room

2.87m x 1.57m

Vinyl flooring. Window to the side. Door to the rear garden and internal door to the integrated garage. Fitted base units in grey with a black worktop to match the kitchen. Plumbing facilities for a washing machine and tumble dryer. Worcester boiler.

### Garage

Concrete floor. Fuse board. Up and over garage door.

Access from ground floor to first floor via stairs in entrance hallway.

## FIRST FLOOR

Spacious landing with doors leading to all rooms. Carpet. Access via loft hatch with light and fixed ladder to boarded loft.

### Airing Cupboard

### Bedroom 1

4.26m x 3.53m (max)

Carpeted. Dual aspect windows. Radiator. Fitted wardrobes and dressing table.

### En-Suite Shower Room

Vinyl flooring. Wall tiles. Double shower cubicle. Mains shower. WC. Pedestal sink. Frosted glass to the rear.







### Bedroom 2

4.14m x 3.94m

Carpeted. Dual aspect window.  
Radiator.

### Family Bathroom

2.78m x 2.16m

Vinyl flooring. Wall tiles. Separate double shower cubicle. Mains shower. Separate bath. WC. Sink with vanity unit below. Frosted window to the rear.

### Bedroom 3

3.88m x 2.21m

Carpeted. Window to the rear.  
Radiator.

### Bedroom 4

4.52m x 3.13m

Carpeted. Window to the front.  
Radiator.

### EXTERNALLY

The property benefits from a large, level and low maintenance rear garden. Patio area as well as decking. Access to the garden can be down either pathway to the side of the house, through the patio doors in the dining room or through the rear door in the utility room.

To the front of the property there is a tarmac driveway for 2 cars and a lawned area.

### SERVICES

Chain | No chain

Tenure | Freehold

Heating | Gas Central Heating

EPC | Current: 75(C)

Potential | 83(B)

Electric | Mains

Water | Mains

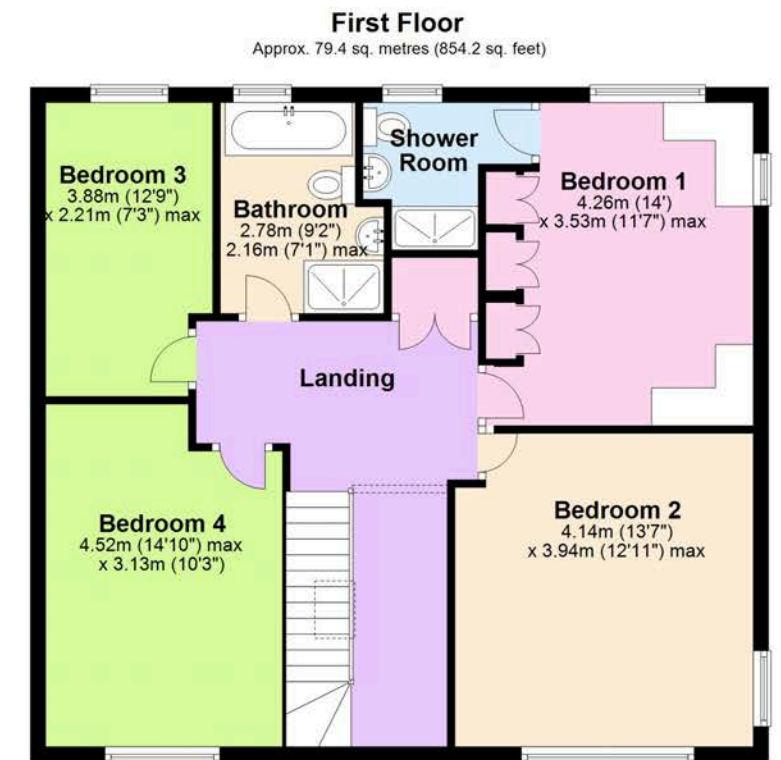
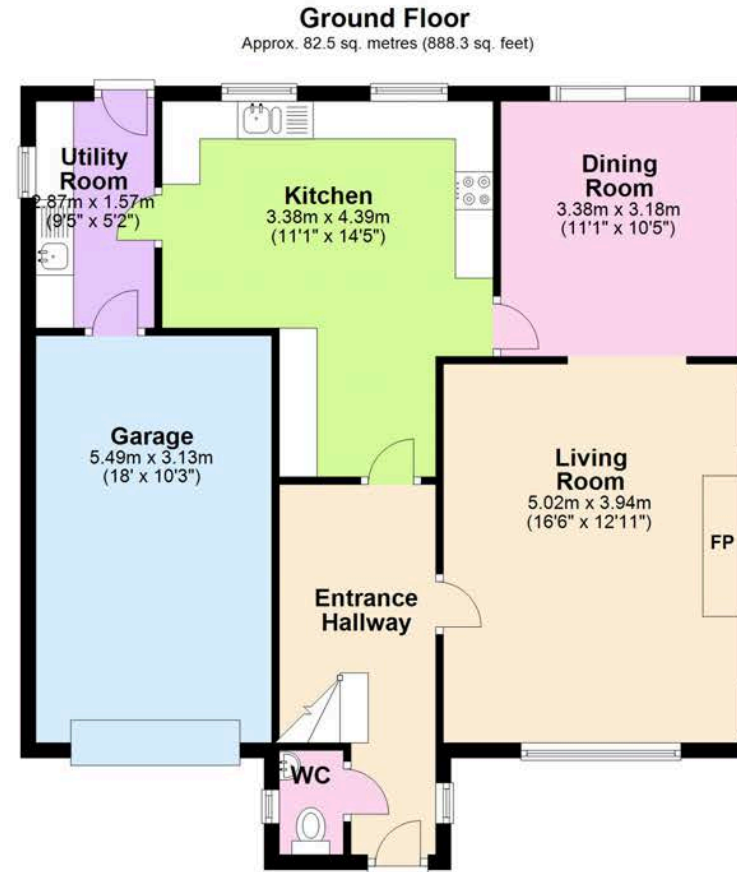
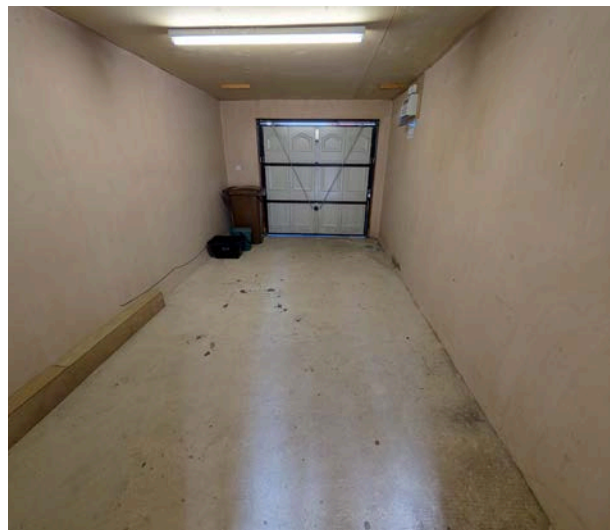
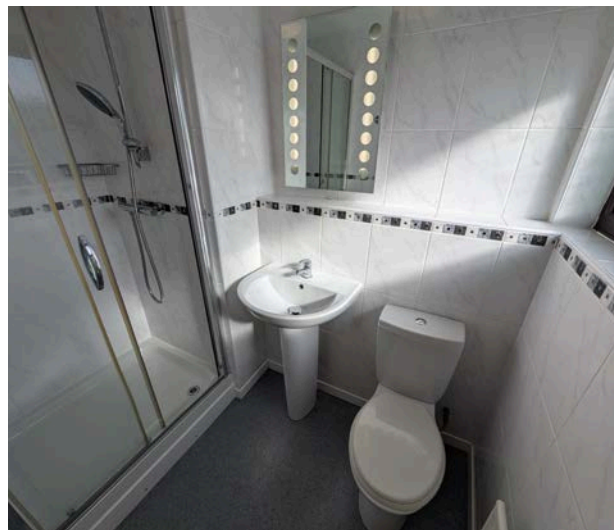
Sewerage | Mains

Telephone | BT

Council Tax Band | Band G £3,682.76  
2024-25







Total area: approx. 161.9 sq. metres (1742.5 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
 Plan produced using PlanUp.

## VIEWING

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

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