



Trafford House, Crosswood Park Estate, Aberystwyth, Ceredigion, SY23 4HS

£349,950 Freehold

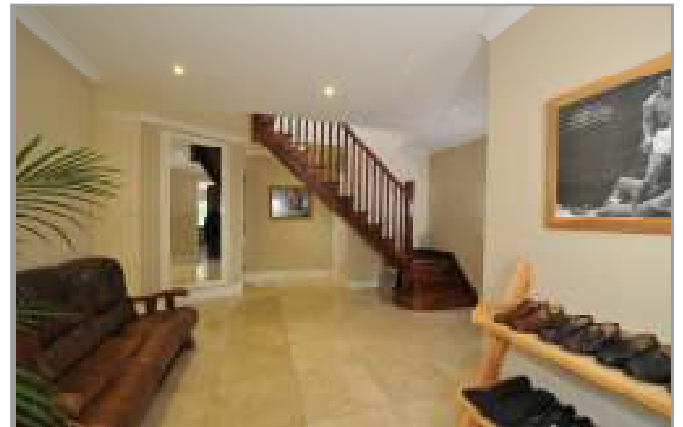




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Crosswood Park Estate,
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A rare opportunity to acquire a beautifully presented detached house, with high specifications throughout. The house offers excellent living space with accommodation laid over 2 floors which includes an excellent large kitchen/diner with sliding folding glazed French windows plus large living space, adjoining hallway, 3 large bedrooms (2 en suite) and family bathroom on the ground floor with American walnut staircase leading to first floor with 2 large potential bedrooms with en suite an dressing areas. Please note - these rooms are ready for completion and the owner will commit to finishing these rooms to certain specification to be agreed between the seller and the purchaser.



The Residence This is a truly irresistible and attractive executive style home set within historic mansion grounds providing up to some 2,500 sq. Ft. Of space, laden with sumptuous fittings and up to date electrical features. The solar panels and wood burning stove provides low running costs for the property and bespoke architectural designed dwelling sits within a large plot which measures approx. 0.4 acres. The central heating (under floor) and hot water system is mainly run from new solar panels, with individual thermostats in each room, efficient log burner with oil fired boiler used as mainly back up. The spacious accommodation extends to

Accommodation comprises:-

Reception Hall With Travertine light ceramic floor tiles, bespoke staircase in black American walnut to first floor, built in store cupboard, under floor heating, with 7'6" American black walnut doors leading into various rooms, spot lights

Sitting Room 7.72m x 6.02m (25'4 x 19'9) Double glazed French doors leading to rear private garden, log burning stove set on raised hearth and recessed into mock chimney breast, TV and satellite points, Sandstone Travertine light ceramic floor tiles, spot lights

Kitchen/Dining Room 7.01m x 6.02m (23' x 19'9) Feature double glazed window to side elevation, pair of double glazed sliding folding/concertina glazed French windows to rear elevation giving access to patio and extensive garden, corner fitted bench seating to Dining Area.

The Kitchen comprises a range of stylish and high quality base & eye level units in white with contrasting grey granite work top, large stainless steel sink unit with mixer tap and instant 'kettle hot' water dispenser and food waste disposal unit, Siemens IQ700 appliances such as microwave, combined oven/microwave/steam cookers, dishwasher, independent central island having white base level units with grey granite work top, also featuring Siemens Halogen 5 ring induction hob with stainless steel extractor over. Ceiling recess halogen down lighting throughout, TV point, Travertine light ceramic floor tiles with under floor heating. Side door leading to

Utility 3.12m x 2.34m (10'3 x 7'8) Double glazed upvc wood grain casement door to side elevation, range of base & eye level units with fitted work top, single bowl stainless steel sink with mixer tap over, Travertine ceramic floor

Inner Hallway

Bedroom 3 4.85m x 3.51m (15'11 x 11'6) With double glazed upvc wood grain windows to side elevation, TV point, telephone point, under floor heating.

Bathroom A white suite which comprises pedestal wash hand basin, WC and panelled bath inset within a marble surround, modern separate 1500mm shower cubicle with glazed screen having chrome mains mixer shower including cascade shower head and dual shower facilities, ceiling recess, halogen down lighting, chrome towel rail with under floor heating. Travertine ceramic floor and wall tiles

Bedroom 2 4.14m x 3.78m (13'7 x 12'5) With double glazed upvc window to side elevation, TV point, telephone point.

En suite Shower room The suite comprises WC, pedestal wash hand basin and shower cubicle with glazed screen having mains assisted mixer shower, wall mounted heated towel rail with under floor heating. 'Cobbled' floor tiles, ceramic wall tiles.

Bedroom 1 5.21m x 4.09m (17'1 x 13'5) With double glazed windows to front and side elevations with ample storage space for fitted wardrobes, TV point, telephone point.

En suite Shower Room Rocha bathroom suite comprises WC, counter top wash hand basin with vanity unit below and shower cubicle with glazed screen having chrome mains assisted mixer shower, Travertine light ceramic floor tiles, full ceramic beige wall tiles, wall mounted chrome heated towel rail

On The First Floor

Landing Via America walnut individually designed staircase. With partly vaulted ceiling, velux window to side elevation, and doors off to -

Bedroom 4 9.45m x 3.96m (31' x 13') With double glazed velux windows to side elevations, vaulted ceiling to side elevations, telephone point, opening to

Dressing Room/ En Suite 2.74m x 3.96m (9' x 13') with plumbing and electrics installed (please note this room is subject to final decoration with the option for an en suite or dressing room which the seller is willing to complete to an agreed specification with a potential purchaser)

Bedroom 5 6.20m x 3.94m (20'4 x 12'11) With vaulted ceiling, double glazed velux window, opening to

Dressing Room/ En Suite with plumbing and electrics installed (please note this room is subject to final decoration with the option for an en suite or dressing room which the seller is willing to complete to an agreed specification with a potential purchaser)

Externally The property has 2 access points from a private drive which extends to 2 access points into the grounds of the former Trawsgoed Mansion estate. To the front of the dwelling is a large drive with parking area laid to stone chipping, rendered block built walls and fencing to boundaries with herbaceous borders and shrubs. This provides significant levels of privacy. Brick pavier collars leading to main entrance and garage frontage.

To the rear is a patio/slatted area off the kitchen and lounge with deep lawn garden beyond. Timber close boarded fencing to boundaries. To the side of the property is a large timber built **Workshop/Store** which is 23' x 11' approx.

Garage 20'10" x 12'4" (6.35 metres x 3.76 metres) of double block cavity construction with up and over door to front with electronic remote opening. Window to side elevation, door to rear elevation. Power and light,

Tenure Freehold with Vacant Possession upon Completion of the Purchase.

Services Mains electricity and water are connected to the property. Drainage via septic tank. The central heating (under floor) and hot water system is mainly run from new solar panels, efficient log burner with oil fired boiler used as mainly back up. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings Council Tax Band (G)

Energy Performance Certificate A full copy of the EPC is available on request

Viewings By prior arrangement with Morris Marshall & Poole, 18 Terrace Road, Aberystwyth, SY23 1NP. Tel 01970 625 020 Email aberystwyth@morrismarshall.co.uk All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Directions From Aberystwyth proceed south on the A487 to Southgate on which turn left onto the A4120 before turning immediately right onto the B4340. Proceed for approximately 7 miles or so, through Abermagwr after which the turning for the Crosswood Park Estate can be found on the left hand side.

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Important: This information has been prepared following an inspection of the property and checked where possible by the sellers. They are only intended as a general guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted but not tested. Generally we do not see property Deeds or Title documentation so we are unable to comment on rights of way, covenants, easements, wayleaves or planning matters. You should take advice from your legal representative in respect of these matters.