



Dolauhirion , Rhydyfelin
Aberystwyth Ceredigion SY23 4PY
Guide price £385,000



A recently refurbished

and commodious detached 4 bedroomed house with double garage and pleasant garden

This imposing property is situated some 2 miles or so due south from the university and market town of Aberystwyth at the popular village of Rhydyfelin just off the juncture with the main A487 coastal trunk road just off the entrance road which leads to the near by residential development. There is a popular cycle path to the near by town and a bus stop around the corner on the main coastal trunk road. Local amenities are available at the near by village of Penparcau and the periphery of the town to include Post office, general stores and primary school.

Dolhirion provides for comfortable 4 bedroomed family accommodation which has recently been refurbished to include new bathroom en-suite facilities and new fitted kitchen. The property is very well presented throughout and is well worthy of inspection by prospective purchasers who wish to view within close proximity to the coastal path and other scenic walks yet be convenient to town.

TENURE:

Freehold. No Chain

SERVICES :

Mains electricity, water and drainage. Oil fired central heating. Double glazing.

VIEWING:

Strictly by appointment with the selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Dolauhirion provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

PORTICO TO

FRONT ENTRANCE DOOR

with access to

RECEPTION HALLWAY

with radiator, telephone point, stairs to first floor accommodation. Double doors to

SPACIOUS LOUNGE

13'8 x 21'6 (4.17m x 6.55m)



with (6) windows to fore, rear and side taking advantage of the natural light, 2 radiators and wall lights. Double doors to



DINING ROOM

11'4 x 11'4 (3.45m x 3.45m)



with large window to rear overlooking the garden and radiator.

SITTING ROOM

13'7 x 9'8 (4.14m x 2.95m)



with 2 window to the fore, wall lights and radiator.

DOWNSTAIRS WC

comprising low level flush wc, wash hand basin, obscured window to rear and radiator.

MODERN FITTED KITCHEN

13'7 x 11'5 (4.14m x 3.48m)



A comprehensive range of base and eye level units incorporating a Almona double electric oven, fitted work top with 4 ring burner ceramic hob with stainless steel extractor fan over. Single drainer sink unit with mixer tap, tiled splash backs, telephone point, tiled floor and window to rear.



UTILITY ROOM

17'8 x 8'7 max dimensions (5.38m x 2.62m max dimensions)



comprising Freebird free standing oil fired central heating boiler, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, windows to fore and rear.



UTILITY ROOM 2/ GARDEN ROOM

5'5 x 8' (1.65m x 2.44m)

with door to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING



with wall lights, telephone point, radiator and access to



MASTER BEDROOM 1

13' x 13'4 (3.96m x 4.06m)



with dual aspects windows to fore and side. Radiator.

BEDROOM 3

13' 7 x 9'8 (3.96m 2.13m x 2.95m)



with 2 window to fore and radiator.

BEDROOM 4

9'8 x 11'5 (2.95m x 3.48m)



with window to rear,, fitted wardrobe and radiator.

MODERN EN-SUITE SHOWER ROOM

6'9 x 7'7 (2.06m x 2.31m)



A white suite comprising of low level flush wc, pedestal wash hand basin, corner unit electric shower and heater towel rail. Obscured window to rear.

BEDROOM 2

13'7 x 11'4 (4.14m x 3.45m)



with 2 window to rear and radiator.

MODERN FITTED BATHROOM

11'4 x 7'8 (3.45m x 2.34m)



comprising of low level flush wc, fitted vanity unit wash hand basin, 'P' shaped panelled bath with shower over and screen. Obscured window, radiator and access to roof space.

EXTERNALLY

Part shared estate road leading to the half moon vehicular front driveway/ hard standing leading to

ATTACHED DOUBLE GARAGE

18'8 x 17'8 (5.69m x 5.38m)

with double access garage up and over doors, power connected

LAWNED GARDEN AREAS

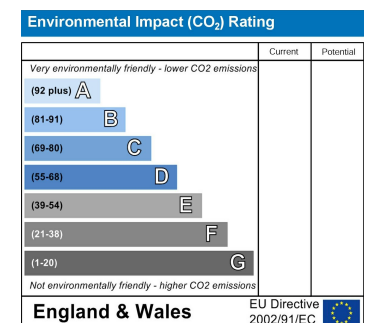
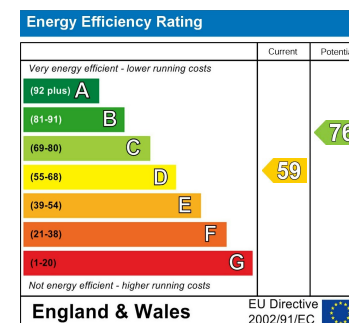


There are lawned garden areas to fore, side and rear being well stocked with tree's and shrubs with a further sheltered concreted patio area with Hot Tub.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south for approximately 2 miles through the villages of Trefechan, Penparcau, Southgate to Rhydyfelin. At the cross roads in Rhydyfelin take the turning right and Dolauhirion is the first property on the left hand side denoted by a for sale board.





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