



2 Maes Llanio, Blaenplwyf
Aberystwyth Ceredigion SY23 4DJ
Guide price £159,950



Conveniently situated some 4 miles South of Aberystwyth a traditional terraced 3 bedroomed double glazed and centrally heated house with pleasant rear garden.

The popular village of Blaenplwyf is some 4 miles South of Aberystwyth on the A487 trunk road. There is a shop at the village and there is a primary school at the nearby village of Llanfarian. The house has been looked after by the vendors and is well worthy of inspection.

Aberystwyth is an important Mid Wales market town with major employers to include the University, National Library of Wales, Bronglais Hospital and the large edge of town retail stores.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. LPG Gas central heating.

VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

2 Maes Llanio provides for the following accommodation. All rooms dimensions are approximate. All images have been taken by a wide angle lens digital camera.

GROUND FLOOR

Front Entrance door to

RECEPTION HALLWAY

With exposed wooden floor, radiator and stairs to first floor accommodation.

Door to

SITTING ROOM

12'2 x 11 (3.71m x 3.35m)



With window fore, exposed wooden flooring and radiator.

LIVING/DINING ROOM

15'3" x 14'0" (maximum dimensions) (4.65m x 4.27m (maximum dimensions))



With window to rear, exposed wooden floor and 2 radiators. (L shaped room)

KITCHEN

8'8 x 5'8 (maximum dimensions) (2.64m x 1.73m (maximum dimensions))



Comprising single drainer stainless steel sink unit with mixer tap, base and eye level units incorporating NEFF electric oven, LAMONA 4 ring hob and extractor fan. Cooker worktops and appliance space. Door to rear.



FIRST FLOOR

Landing

Access to roofspace and doors to

BEDROOM 1

12'1 x 14 (3.68m x 4.27m)



With window to rear, radiator, airing cupboard

housing LPG Gas central heating boiler and ceiling lights.

BEDROOM 2

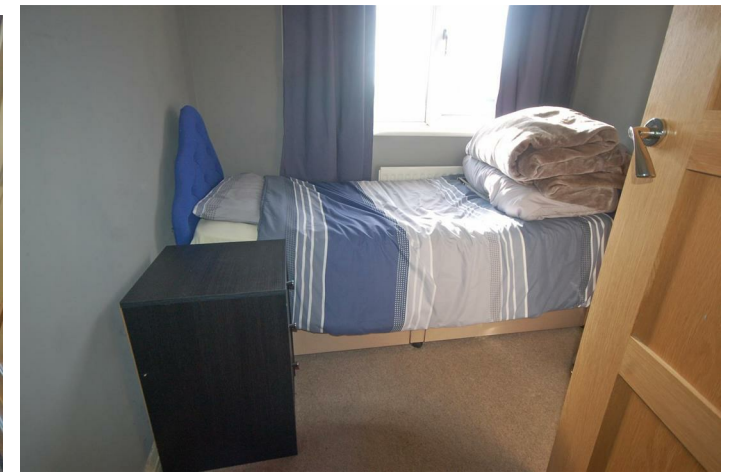
11'4 x 10'7 (3.45m x 3.23m)



With window to fore and radiator.

BEDROOM 3

7'7 x 8 (2.31m x 2.44m)



With window to fore and radiator.

BATHROOM

6'3 x 6 (1.91m x 1.83m)

Comprising shower cubicle with electric shower, wash hand basin set in vanity cupboard and low level flush wc. Obscured window to rear and radiator.

EXTERNALLY



To the rear

Garden shed including former fuel store.

Outside wc and cold water tap.

Well looked after rear garden with paved patio over and low maintenance gravelled area lawn.

Rear pedestrian access.

Enclosed front garden

With path to front door.

DIRECTIONS

Proceed South on the A487 through Rhydyfelin and Llanfarian to Blaenplwyf (4 miles) and Maes Llanio is on the right hand side at the Southern edge of the village.

Turn immediately right to No 2 Maes Llanio.

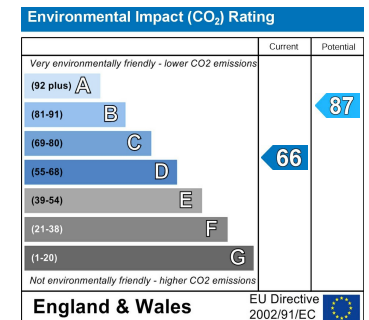
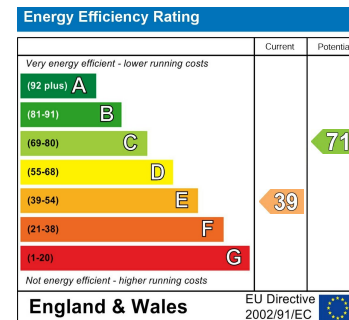
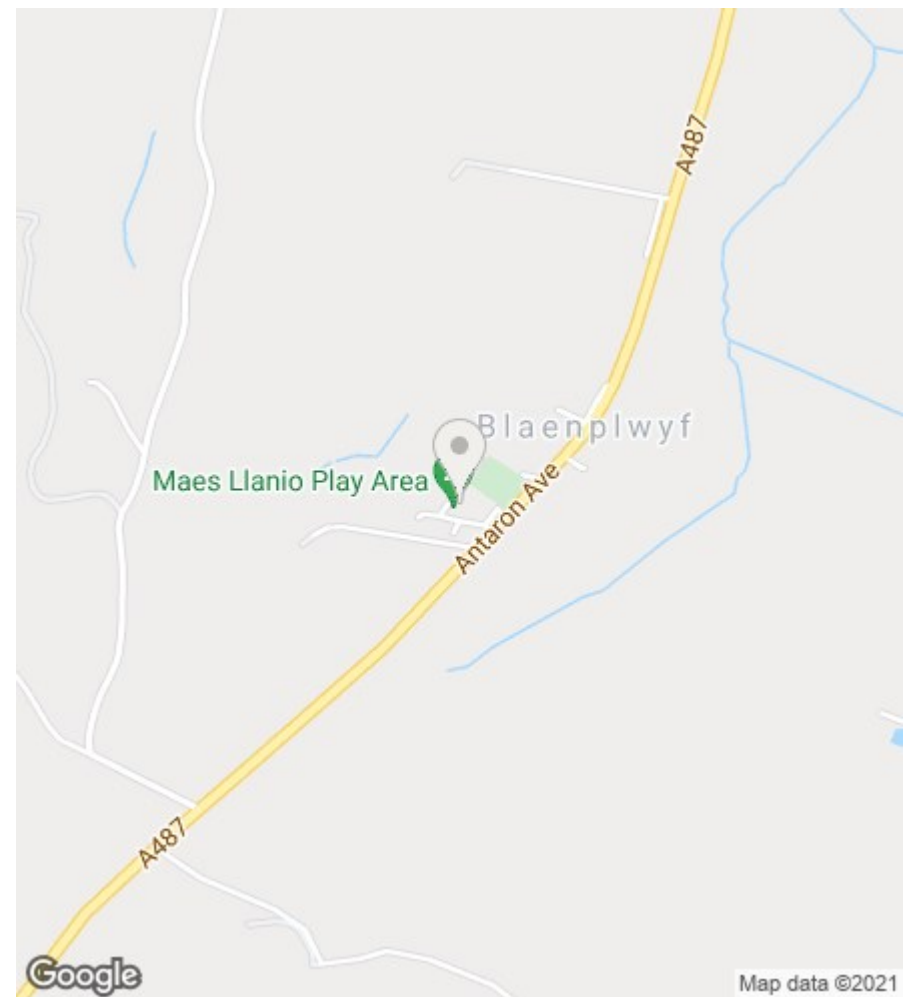


Total area: approx. 88.3 sq. metres (950.5 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

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