



Morawel , Clarach
Aberystwyth SY23 3DP
Guide price £350,000



An attractive, detached, 3 bedroomed house set in spacious gardens and grounds with ample parking and detached outbuilding in a superb and sought after location.

Morawel is well presented, has been maintained throughout and is well worthy of inspection. The property comprises of the following accommodation - On the ground floor: a living room, kitchen/dining room. boot room and utility to the rear. On the first floor: 3 good sized bedrooms and bathroom. Externally - The property is approached via a gate access on to the driveway with parking for ample vehicles and a stone outbuilding. The main gardens are to the front of the property as highlighted in the photographs.

In a desirable residential area, enjoying the best of both worlds being within short distance of the beach and amenities at the near-by Clarach and the resort of Borth. Aberystwyth has a good mix of both local and national retailers on the high street and edge of town department stores. These retailers provide for employment opportunities as do the University, National Library and the tourist industry.

Tenure

Freehold.

Services

Mains water & electric. Private drainage. Recently updated oil fired central heating system with new external combi boiler (Fitted in October 2022).

Council Tax

Band E.

Front Entrance Door to

Porch

Inner Front Door

To

Reception Hallway



With laminate flooring, radiator and under stairs storage cupboard.

Living Room



With bay window to fore, radiator and open fireplace with wooden surround.



Kitchen Dining Room



Dining Area



With laminate flooring radiator, windows to side and rear.

Kitchen Area



Comprising fitted kitchen with appliance space, fitted oven and gas range hob over with extractor fan above. Mixer tap sink with tiled splashbacks and windows to side.

Door to

Boot Room

Utility

First Floor Accommodation

Landing

With window to side and doors to

Bathroom



Comprising panelled bath tub with shower head over and mixer taps, separate corner shower cubicle, wc and wash hand basin set in vanity unit. Led mirror, obscured window to fore, heated towel rail and fully tiled walls.

Bedroom 1



With radiator, window to fore and side.

Bedroom 2



With radiator, built in storage cupboard and window to rear & side.

Bedroom 3



With radiator, windows to rear and side.

Externally



The property is set in enclosed spacious grounds with large front lawns, side and rear paved patio areas and front gated private tarmacadamed driveway/parking area with room for ample vehicles.

Log Store





Directions

From Aberystwyth take the A487 trunk road north up Penglais Hill, on the brow of the hill turn left towards Clarach and proceed over the hump back bridge to Llangorwen. At the cross roads turn and Morawel is the first property on the row.

Stone Outbuilding

17'5 x 12'5 (5.31m x 3.78m)



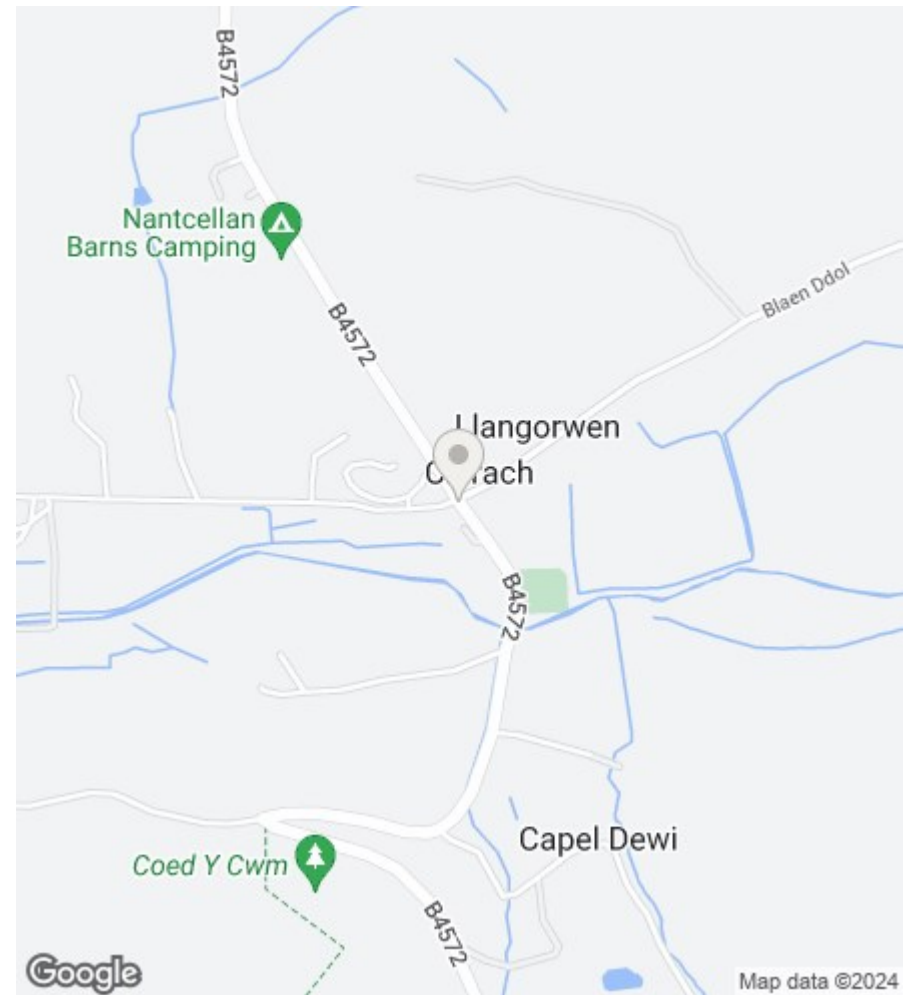
With electricity and water connected.





The Floor plans are for guidance only.
Plan produced using PlanUp.

Morawel, Clarach



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		44	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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