



17 Maeshendre, Waunfawr
Aberystwyth Ceredigion SY23 3PR
Guide price £380,000



A beautifully presented completely refurbished 3 double bed roomed bungalow with large garden and private driveway.

The property is set on a large plot on the ever popular Maeshendre, Waunfawr. 17 Maeshendre is situated in an excellent spot having the convenience of being just a mile from the market & coastal town of Aberystwyth which has a range of local and National retailers. The major employers such as The National Library Of Wales, Bronglais Hospital and The University are also within short walking/travelling distance of the property.

The wonderfully renovated bungalow is a superb opportunity for anyone looking for that 'turn key' property! The home offers well laid out accommodation and early inspection is highly recommended.

Refurbishment

The property has had a complete re-wire, re-plumb, many newly fitted windows and has been very well insulated.

Tenure

Freehold

EPC & Solar Panels - Please Note

An updated EPC is in the process of being carried out as the property has recently had solar panels fitted to the roof space which generates energy/electric throughout the day.

Services

All mains services are connected. Electric heating.

Council Tax

Band E

Viewing

Strictly by appointment only made through the sole selling agents Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970626160 or sales@aledellis.com

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

Sliding Front Door

Into Porch with main entrance door to

Reception Hallway



With herringbone engineered oak flooring which flows throughout the hallway and main living/kitchen area, a convenient utility cupboard with appliance spaces, access to loft space, spotlights lighting and doors through to

Open Plan Kitchen Living Dining Room

16'0" x 21'1" (4.88 x 6.44)



A lovely and bright open plan living, kitchen dining area with large windows to fore boasting great views, electric heater and media wall/chimney breast with boarded chimney (opportunity for log burner).

Living Area



Kitchen Dining Area



Comprising a modern fitted shaker style kitchen with integrated fridge freezer, dishwasher, oven and electric hob over. Breakfast bar, sink with mixer tap, window to side and door to external rear.

Bathroom

8'7" x 9'10" (2.63 x 3.01)



A gorgeous bathroom with P shaped bath tub with waterfall and standard shower over & screen, marble effect tiles, tiled flooring, vanity unit with fitted sink, led lit mirror, heated towel rail, storage cupboard and obscured window to side.



Bedroom 2
9'0" x 12'4" (2.75 x 3.78)



Bedroom 1
15'10" x 8'5" (4.83 x 2.58)



With window to rear and electric heater.

Bedroom 3 / Dressing Room Office
11'11" x 12'6" max (3.65 x 3.83 max)



With window to fore, electric heater and spotlights.

With window to rear, electric heater and dressing room area.

Externally



The property is approached by a tarmacadmed driveway with spacious front lawn and pedestrian access to the rear either side.

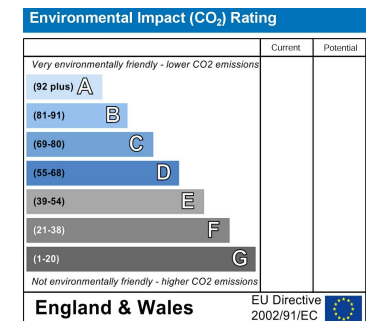
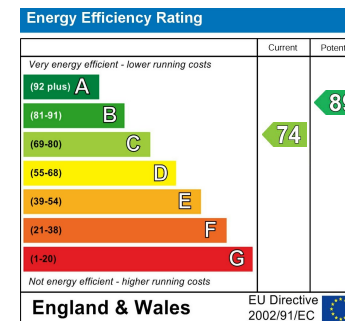
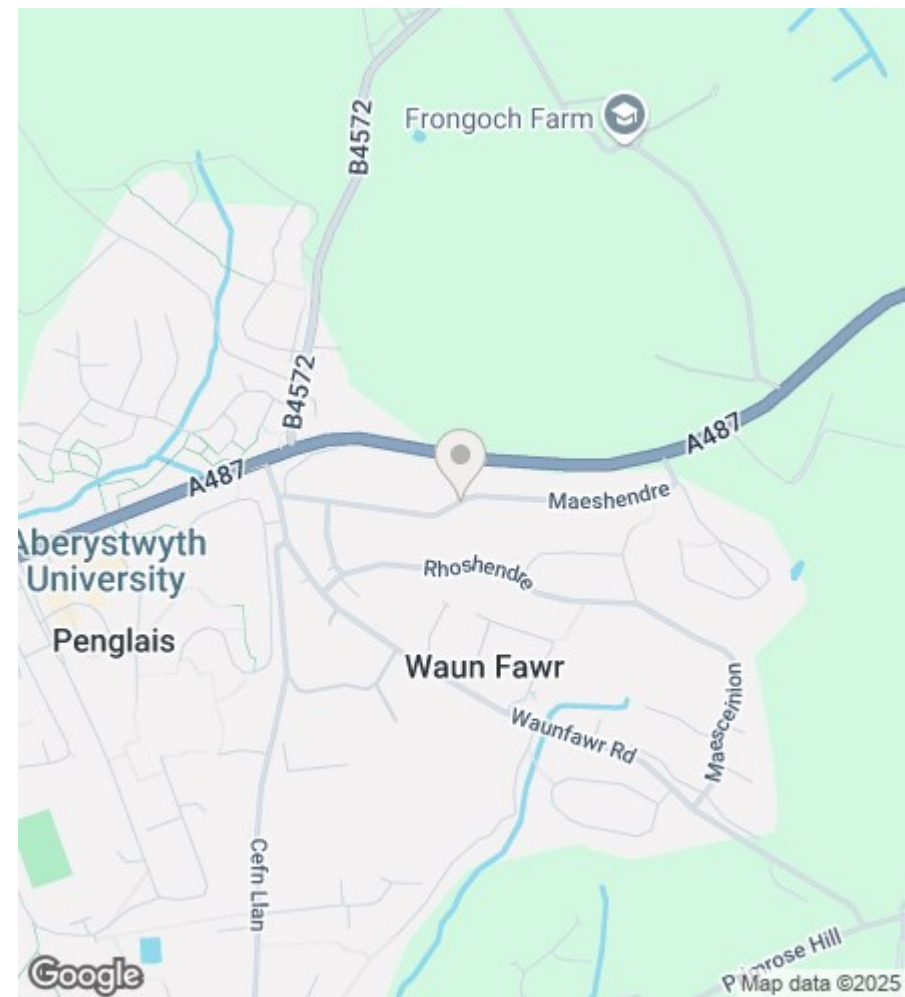
There are steps up to the rear tiered lawned garden with patio seating areas and garden shed.

EPC

Please Note - The property is in the process of having an up to date EPC carried out post the works.

Directions

From Aberystwyth proceed North up Penglais Hill. On the brow of the hill turn right on to Waunfawr and almost immediately left on to Maeshendre. On the brow of the hill, number 17 can be found on your left hand side.



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