



FOR SALE BY PRIVATE TREATY

In the eye of the sun with far reaching southerly views a detached 3 bedroom house convenient to the University, Hospital & Aberystwyth Town.

**58 MAESHENDRE
WAUN FAWR
ABERYSTWYTH SY23 3PS**



Waun Fawr is a popular suburban village located north of Aberystwyth Town. A property with potential to improve the living accommodation situated at entry level with two bedrooms to the lower ground area.

Vendor Likes:

Views
Sunny position
Convenient to bus stop and shop

Agent Likes:

Potential to improve
Spacious living room & Kitchen/diner
Sun balcony

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(01970) 617179
Website: www.raw-rees.co.uk

58 Maeshendre, Waun Fawr, Aberystwyth, SY23 3PS

ENTRANCE HALL



Light and spacious with staircase down to sleeping area.

TOILET

Low flush WC: Wash hand basin.
Ceramic tiled floor and half tiled walls.

BEDROOM3/STUDY



Central heating radiator. Curved cornice.

KITCHEN/DINER



9' 7" x 18' 6" (2.92m x 5.64m)

Dining area with double central heating radiator. Window. Opening into:-



GARAGE

Kitchen area having fitted base and wall units. Inset single drainer stainless steel sink unit with tiled splash back. Space with plumbing for dishwasher. Space for electric oven. Dividing unit with drawer and cupboard.

11' 7" x 20' 3" (3.53m x 6.17m)

Remote roller door, rear window and door onto sun terrace with steps down to private garden and patio.

LOUNGE



11' 8" x 20' 6" (3.56m x 6.25m)

Light spacious room with full height window giving far reaching southerly views. 2 double central heating radiators. Feature fireplace with coal effect gas fire and raised marble effect hearth. Door out to:-

SUN TERRACE



Stunning views. Remote awning. Steps down to rear private garden and sun terrace.

LOWER GROUND FLOOR

HALL AREA

Fitted cupboard housing wall mounted gas central heating boiler.

BEDROOM 1



11' 8" x 16' 9" (3.56m x 5.11m)

Light spacious room with fitted wardrobe to one end. Side window. Double central heating radiator. Curved cornice. Sliding patio doors opening into:-

CONSERVATORY



9' 2" x 7' 7" (2.79m x 2.31m)

uPVC double-glazed side window and polycarbonate roof. French doors onto sun patio and rear lawn.

BEDROOM 2



12' 3" x 11' 6" (3.73m x 3.51m)

Very spacious. Central heating radiator. Curved cornice.

WET ROOM



Shower cubicle, panelled wall area. Low flush WC: Pedestal wash hand basin. Central heating radiator. Half tiled walls. Window. Fitted airing cupboard housing insulated water tank.

OUTSIDE



Front drive sweeping down to garage. Side path with gate access to rear garden.



The rear garden comprises sun patio adjoining the house laid to lawn with extends to lower garden.

Aluminium greenhouse: Garden store with window to rear.

SERVICES

Mains electric, water, drainage & gas. Gas central heating. Solar hot water panels and 6 solar PV electric producing panels installed April 2011

COUNCIL TAX

Band 'E'

EER:

81/B

VIEWINGS

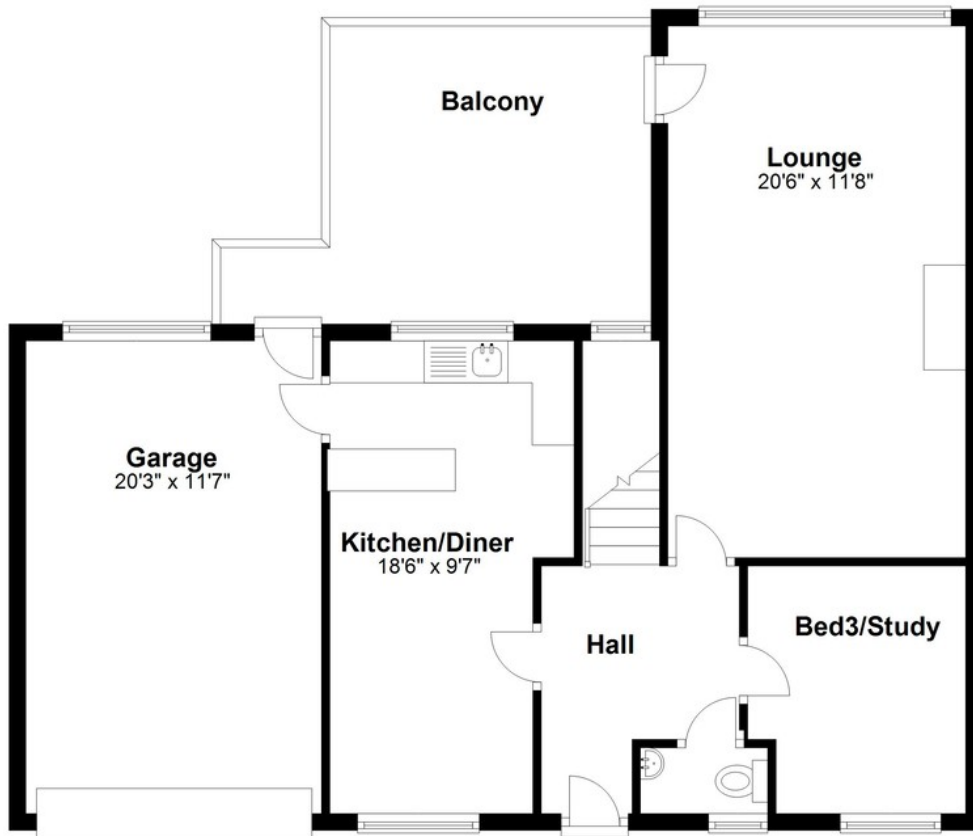
Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE

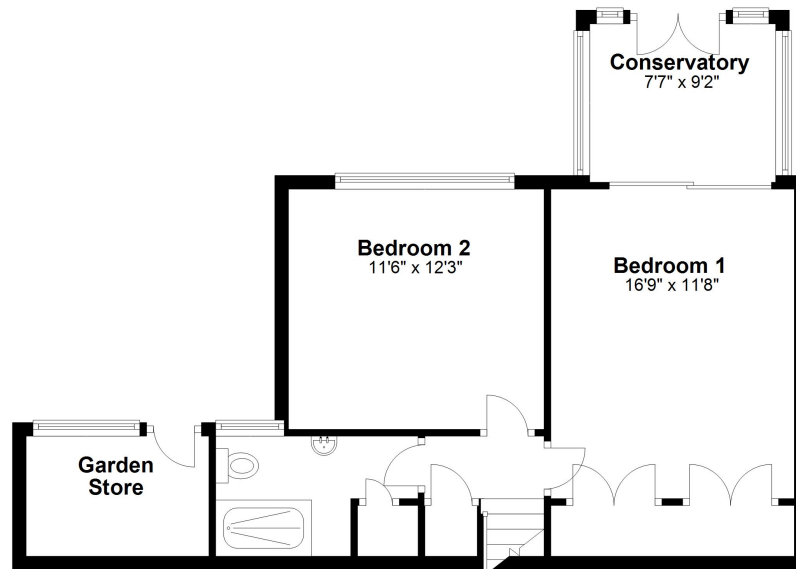
£345,000 CHAIN FREE



Ground Floor



Basement



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.