



FOR SALE BY PRIVATE TREATY

Well-presented and extended 3 bedroom detached house with deep level lawn garden to quiet cul-de-sac.

**65 MAESCEINION
WAUN FAWR
ABERYSTWYTH SY23 3QQ**



Located to the convenient and popular suburban village of Waun Fawr, 1 mile north of Aberystwyth and within walking distance to the Comprehensive School, University & Hospital.

Vendor Likes:

Quiet cul-de-sac location
Level garden
Rear field aspect

Agent Likes:

Spacious extended living area
Conservatory
Excellent fore parking

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

65 Maesceinion, Waun Fawr, Aberystwyth, SY23 3QQ

ENTRANCE HALL

STORE ROOM

7'9" x 6'4" (2.36m x 1.93m)

Wall mounted gas central heating boiler

SHOWER ROOM



3' x 8' 9" (0.91m x 2.67m)

Shower cubicle, electric shower unit. Low flush WC: Wash hand basin. Tiled floor and walls.

LOUNGE



11' x 23' (3.35m x 7.01m)

Central heating radiator. Curved cornice. Arch into:

DINING ROOM



9' 3" x 6' 8" (2.82m x 2.03m)

Double central heating radiator. Curved cornice. Sliding patio door into:-

CONSERVATORY



9' 6" x 12' 6" (2.9m x 3.81m)

uPVC double glazed with polycarbonate roof. Ceramic tiled floor. Central heating radiator.

KITCHEN



9' 7" x 15' 10" (2.92m x 4.83m)

Fitted base and wall units with panelled oak effect doors, contrasting effect roll top work surface, tiled splash back. Inset single drainer stainless steel sink unit. Space for slot in electric cooker, washing machine and dishwasher with plumbing. Space for upright fridge/freezer. Fitted cupboard to under staircase. Back door.

FIRST FLOOR

LANDING

Fitted airing cupboard housing insulated hot water cylinder.

BEDROOM 1



9' 6" x 11' 9" (2.9m x 3.58m)

Central heating radiator.

BEDROOM 2



9' 6" x 11' (2.9m x 3.35m)

Central heating radiator.

BEDROOM 3



9' 9" x 8' 4" (2.97m x 2.54m)

Central heating radiator

BATHROOM



9' 9" x 8' 4" (2.97m x 2.54m)

Fully tiled walls. White 3-piece suite comprising bath with shower mixer tap. Pedestal wash hand basin. Low flush WC: Heated towel rail. Inset ceiling lighting.

OUTSIDE



Open plan brick paved level parking area for 3 cars. Side path

Level rear privately enclosed lawn garden with shrubs and floral beds. Paved sun patio area.
Timber garden shed.

SERVICES

Mains electric, water, drainage & gas. Full gas central heating. uPVC double-glazed.

COUNCIL TAX

Band 'E'

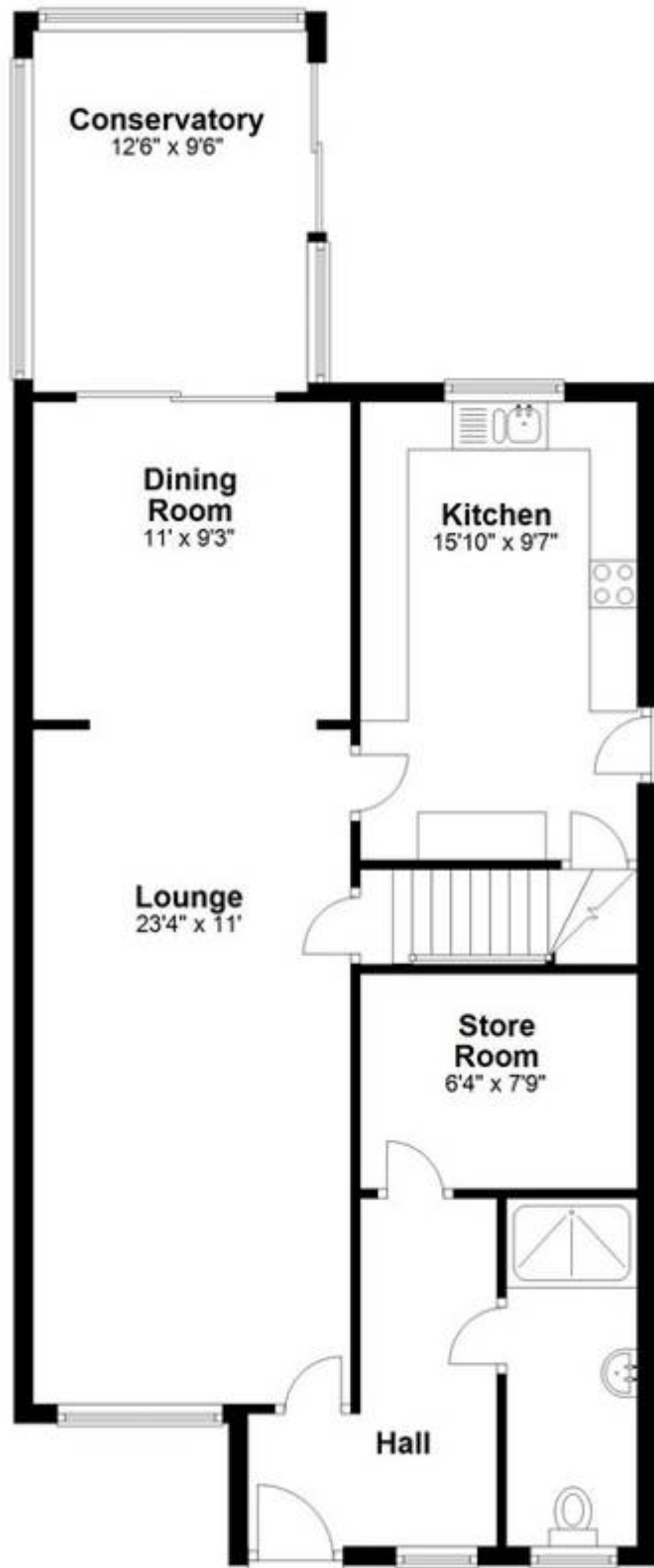
VIEWING

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

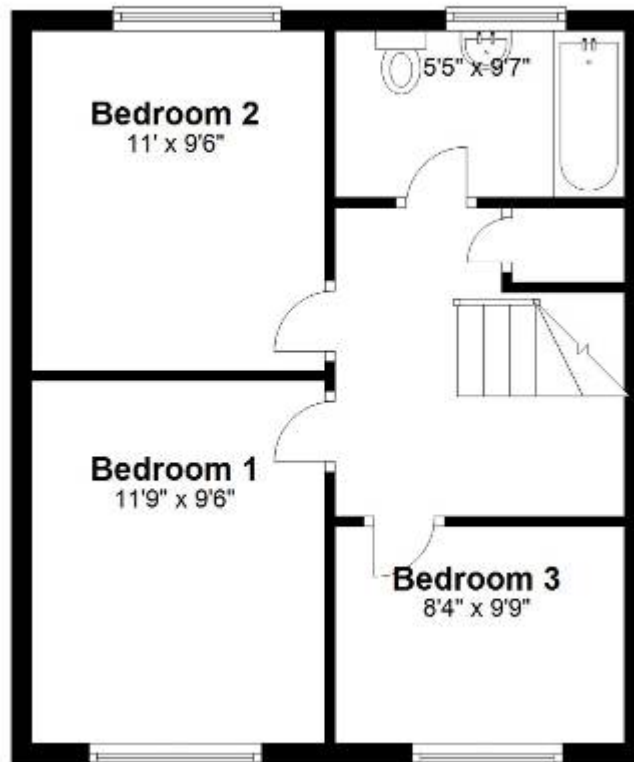
PRICE:

£329,000

Ground Floor



First Floor



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.

