



FOR SALE BY PRIVATE TREATY

Elevated position with stunning views in a convenient location 1 mile north of Aberystwyth. A detached 3 bedroom dormer house with sizeable garden having 2 ground floor bedrooms & toilet. Gas central heating. Garage.

**12 MAESHENDRE
WAUN FAWR
ABERYSTWYTH SY23 3PR**



Maeshendre is a desirable upmarket private development close to local shops, Comprehensive school, University & Hospital with a good bus service. The property is positioned above the road with private drive, front & rear gardens. Latterly the property has been painted internally with new floor covering.

Vendor Likes:

Good neighbourhood
Convenient to local supermarket
Walking distance to University

Agent Likes:

Far reaching views
Large lounge
South facing

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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

(01970) 617179

Website: www.raw-rees.co.uk

12 Maeshendre, Waun Fawr, Aberystwyth, SY23 3PR

GROUND FLOOR

ENTRANCE PORCH

Red quarry tiled floor

HALL

Staircase rising to first floor with cupboard under. Double central heating radiator. Tall 8'6 ceilings to ground floor.

LOUNGE



15' 10" x 16' 10" (4.83m x 5.13m)

Light pleasant room. Large picture bay window. Chimneybreast with gas fire. Curved cornice. Door into:-

DINING ROOM



9' 10" x 10' (3m x 3.05m)

Central heating radiator. Door into.

KITCHEN.



9' 6" x 10' (2.9m x 3.05m)

Two range of fitted base cupboards. Inset single drainer stainless steel sink unit. Dishwasher. Inset gas hob with oven under. 3 fitted storage cupboards, one housing gas wall mounted glow worm boiler

TOILET



Low flush WC: Wash hand basin

BEDROOM 1 (front)



12' 6" x 11' 4" (3.81m x 3.45m)

Far reaching views. Central heating radiator.

BEDROOM 2



9' 4" x 12' (2.84m x 3.66m)

Central heating radiator

FIRST FLOOR

LANDING



3 fitted cupboards.

BEDROOM 3



12' 6" x 9' 10" (3.81m x 3m)

Views from dormer window. Central heating radiator.

LOBBY/STUDY AREA

6' x 9' 10" (1.83m x 3m)

Through to:-

BATHROOM



Coloured suite comprising bath: Low flush WC: Pedestal wash hand basin: Central heating radiator. Fitted airing cupboard.

OUTSIDE

Private tar-macadam drive leading up to:

ATTACHED GARAGE

8' 10" x 18' (2.69m x 5.49m)

Up and over door. Electric light. Side window.

ATTACHED GARDEN STORE

8' 10" x 3' 6" (2.69m x 1.07m)

Hedge enclosed front lawn with shrubs. Apron path to both sides accessing rear garden with steps up to spacious hedge enclosed lawn with shrubs and floral bushes.



SERVICES

Mains electric, water, drainage & gas.
Full gas central heating.

COUNCIL TAX

Band 'F'

EER:

D/61

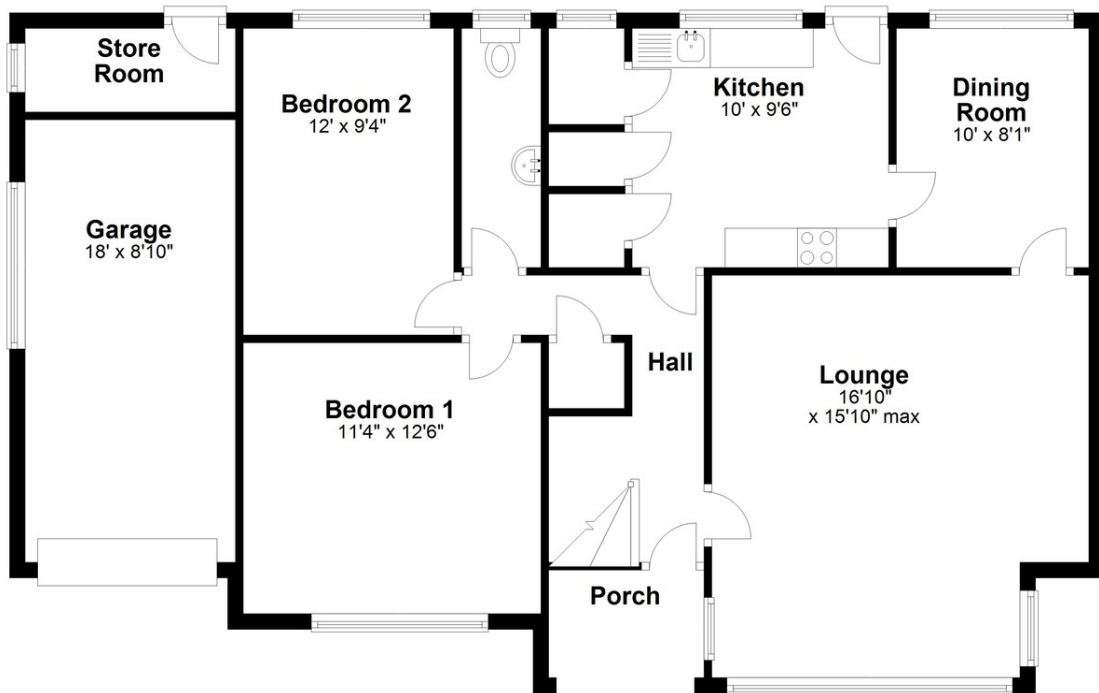
VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(0197) 617179
24-hour answer phone

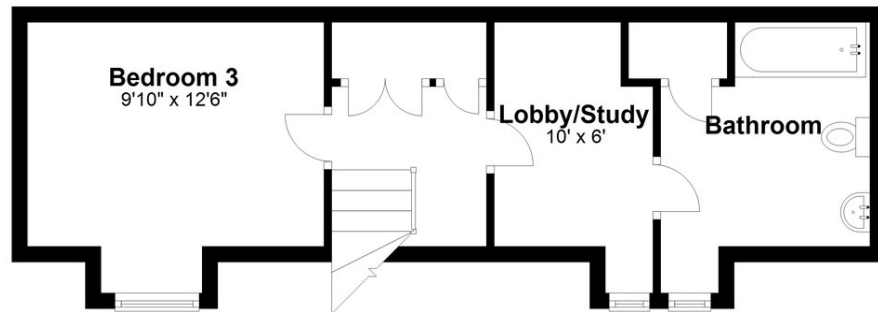
PRICE

£345,000

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.