



FOR SALE VIA ONLINE AUCTION

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  
Buyers fee applies

*Agent Likes:*

Far reaching views  
Large lounge  
South facing  
Buy it now bid available

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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**

**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**

**Website: [www.raw-rees.co.uk](http://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**

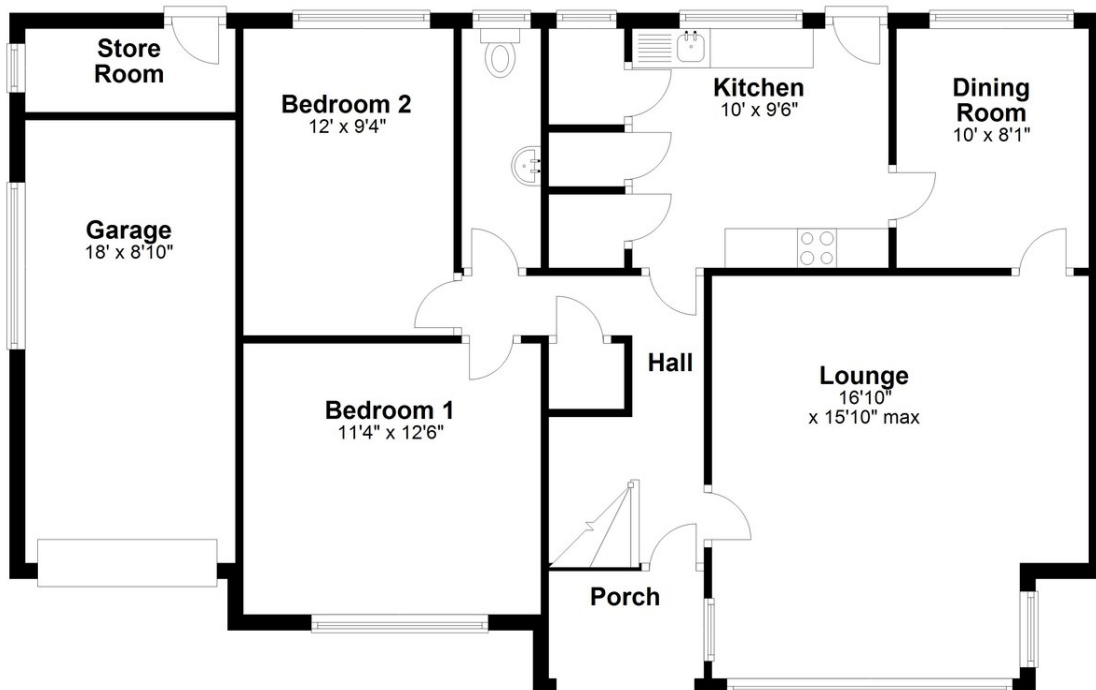
Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(0197) 617179  
24-hour answer phone

**START PRICE**

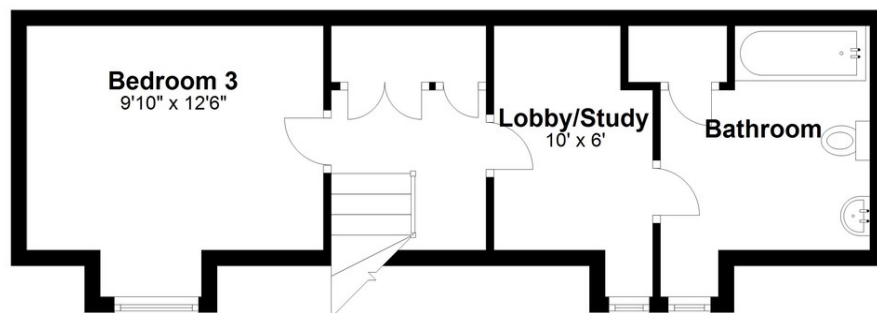
**£300,000**



### 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.

**Being Sold by Online Auction**  
**Starting Bids from: £300,000**  
**Buy it now option available**

Please call 01844 873 300 or **visit Goto Online Auctions for more information**

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact Jim Raw-Rees & Co (01970) 617179

**General Information:**

**Auctioneer's Comments**

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.



Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6600 including VAT and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.  
Material information:

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well