



FOR SALE BY PRIVATE TREATY

Very spacious first time buyer 2 double bedrooms modern house with extensive parking and sizeable rear garden.

**2 MAES CRUG
PANT Y CRUG
CAPEL SEION
ABERYSTWYTH SY23 4EF**



An affordable property governed by Ceredigion County Council criteria.

Situated in a rural hamlet just 5 miles inland from Aberystwyth

Vendor Likes:

Child friendly rear garden
Pleasant community
Large fore parking

Agent Likes:

Large rooms
Rural surroundings
Air source heating.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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

(01970) 617179

Website: www.raw-rees.co.uk

2 Maes Crug, Pant Y Crug, Capel Seion, Aberystwyth, SY23 4EF

GROUND FLOOR

ENTRANCE HALL

Front door approached from side drive. Staircase rising to first floor. Double central heating radiator. Panelled doors off.

LIVING ROOM



11' 8" x 13' (3.56m x 3.96m) plus bay window. Double central heating radiator.

KITCHEN/DINING ROOM



15' x 11' 6" (4.57m x 3.51m)

Very spacious light room with French doors opening onto sun patio and lawn garden. Fitted base and wall units to one end of the room. Inset ceramic electric hob with electric oven under and extractor over. 1/ ½ inset single drainer stainless steel sink unit. Space for upright fridge/freezer. Double central heating radiator to seating/dining area.

UTILITY ROOM

6' 0" x 4' 9" (1.83m x 1.45m)
plumbing for washing machine.
Insulated hot water cylinder.

DOWNSTAIRS TOILET



Low flush WC: Vanity wash hand basin. Heated towel rail.

FIRST FLOOR

LANDING



Spacious landing with window. Access to loft.

BEDROOM 1



11' 9" x 11' 6" (3.58m x 3.51m)
plus alcove with fitted double wardrobe.
Double central heating radiator.

BEDROOM 2 (rear)



15' x 11' 8" (4.57m x 3.56m)

Two windows with field aspect. Double central heating radiator. There is potential to split this very large room to two to provide a third bedroom, subject to council approval.

BATHROOM



Luxurious white suite with spa bath and shower over, glass door. Low flush WC: Vanity wash hand basin. Chrome heater towel rail. Tile effect floor. Fully tiled walls. Inset ceiling lights.

OUTSIDE



Extensive open plan fore parking and turning area extending to the side. Gated foot access to level large rear lawn with sun patio adjoining the back of the house.

SERVICES

Mains electric, water. Private drainage. Air source heat pump

COUNCIL TAX

Band 'C'

EER

74/C

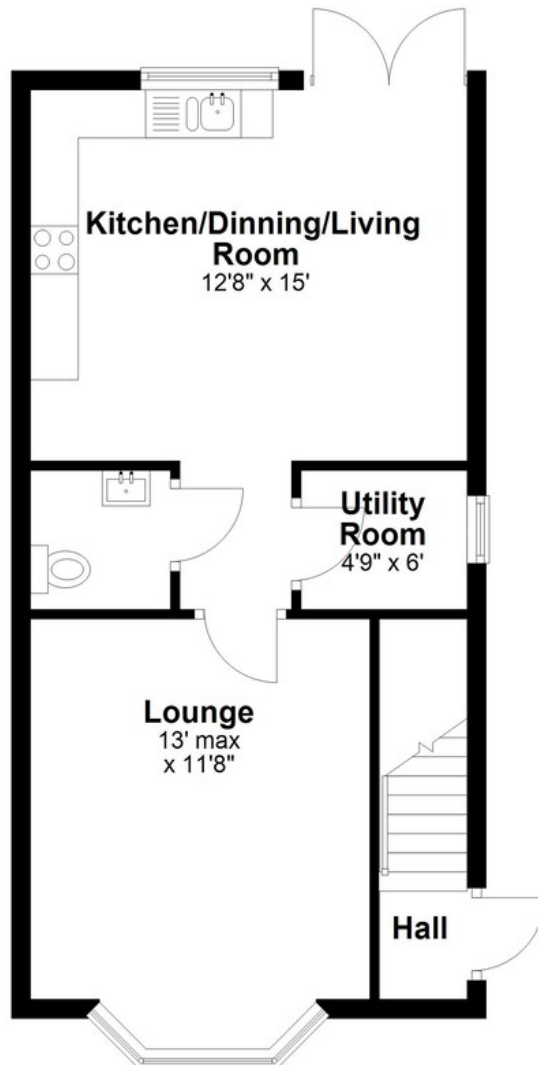
VIEWING

Via agents' office
Jim Raw-Rees & Co
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(24 hours answer phone)

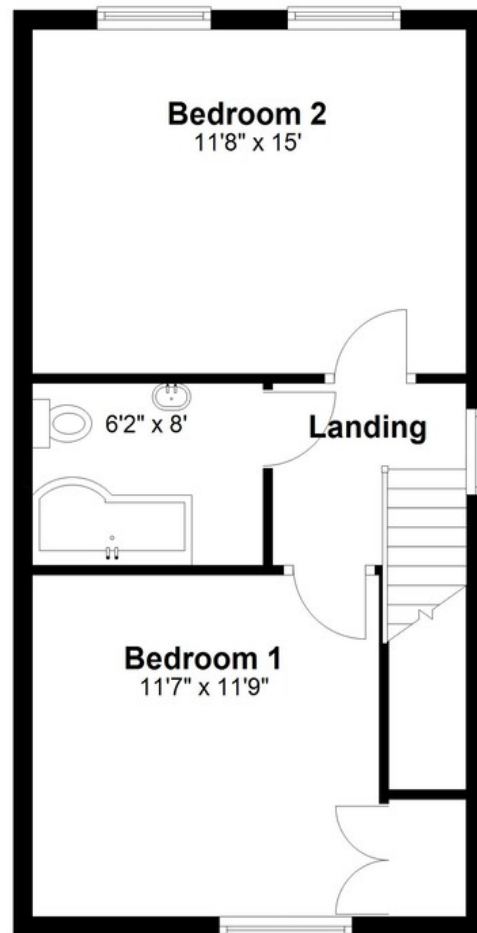
PRICE:

£154,000

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.