



FOR SALE BY PRIVATE TREATY

**Brand new superior 4 double bedrooms light and spacious well-appointed Family House on a desirable development just 1 ½ miles south of Aberystwyth.**

**16 CAE BACH RHIW  
RHYDYFELIN SY23 4QS**



A one off architecturally designed home having light semi open plan very spacious kitchen/living/dining area benefiting from 4 double bedrooms each with fitted wardrobes. Feature gallery landing. The kitchen/utility have not been fitted as it will be for the buyer to choose up to a PC sum of £20,000 to be fitted by D N Davies Builders Ltd.,

*Vendor Likes:*

Convenient location  
Light rooms  
Easy manageable garden

*Agent Likes:*

Head of cul-de-sac  
Well appointed  
Kitchen/utility to be fitted

## **16 Cae Bach Rhiw, Rhydyfelin, SY23 4QS**

### **ENTRANCE PORCH**



Door into garage. Door into:-

### **OPEN PLAN HALL/DINING ROOM/KITCHEN**



**28' x 23' (8.53m x 7.01m)**

Light and spacious contemporary area with inset ceiling lights. French doors to rear garden. Tiled floor



### **LOUNGE**



**19' 6" x 13' 0" (5.94m x 3.96m)**

3 sets of corner style windows.

## **STUDY**



**6' 3" x 7' 0" (1.91m x 2.13m)**

Rear window.. Tiled floor

## **UTILITY ROOM**



**7' 6" x 10' 6" (2.29m x 3.2m)**

Door to rear side. Window Tiled floor

## **TOILET**

Low flush WC: Wash hand basin.

## **FIRST FLOOR**

### **SPACIOUS LANDING**



Double central heating radiator. Access to loft. Ceiling light

**BEDROOM 1 (front)**



**19' 6" x 13' 0" (5.94m x 3.96m)**

Tall front window. Two fitted wardrobes.  
Double central heating radiator.

**EN-SUITE**



Corner shower cubicle. Low flush WC:  
Wash hand basin.

**BEDROOM 2 (rear)**



**14' 2" x 17' 3" (4.32m x 5.26m)**

Two windows to rear. Two fitted  
wardrobes. Double central heating  
radiator.



**BEDROOM 3 (rear)**



**11' 0" x 13' 0" (3.35m x 3.96m)**

Window to rear. Double central heating radiator.

**BEDROOM 4 (front)**



**16' 3" x 10' 8" (4.95m x 3.25m)**

Two fitted wardrobes. Pen Dinas aspect. Double central heating radiator.

**FAMILY BATHROOM**



White suite comprising bath with direct shower over. Low flush WC: Pedestal wash hand basin. Central heating radiator.

**OUTSIDE**

Open plan fore lawn garden extending to both sides. Central drive to turning & parking area. Access to integral garage. Apron path to both sides to rear paved stone patio and lawn area

**GARAGE**

**16' 10" x 10' 8" (5.13m x 3.25m)**

Fitted deep cupboard to rear. Two windows to side.

**SERVICES**

Mains electric, gas, water drainage. Full gas central heating comprising under floor heating to ground floor, radiators to first floor.

**COUNCIL TAX**

To be assessed

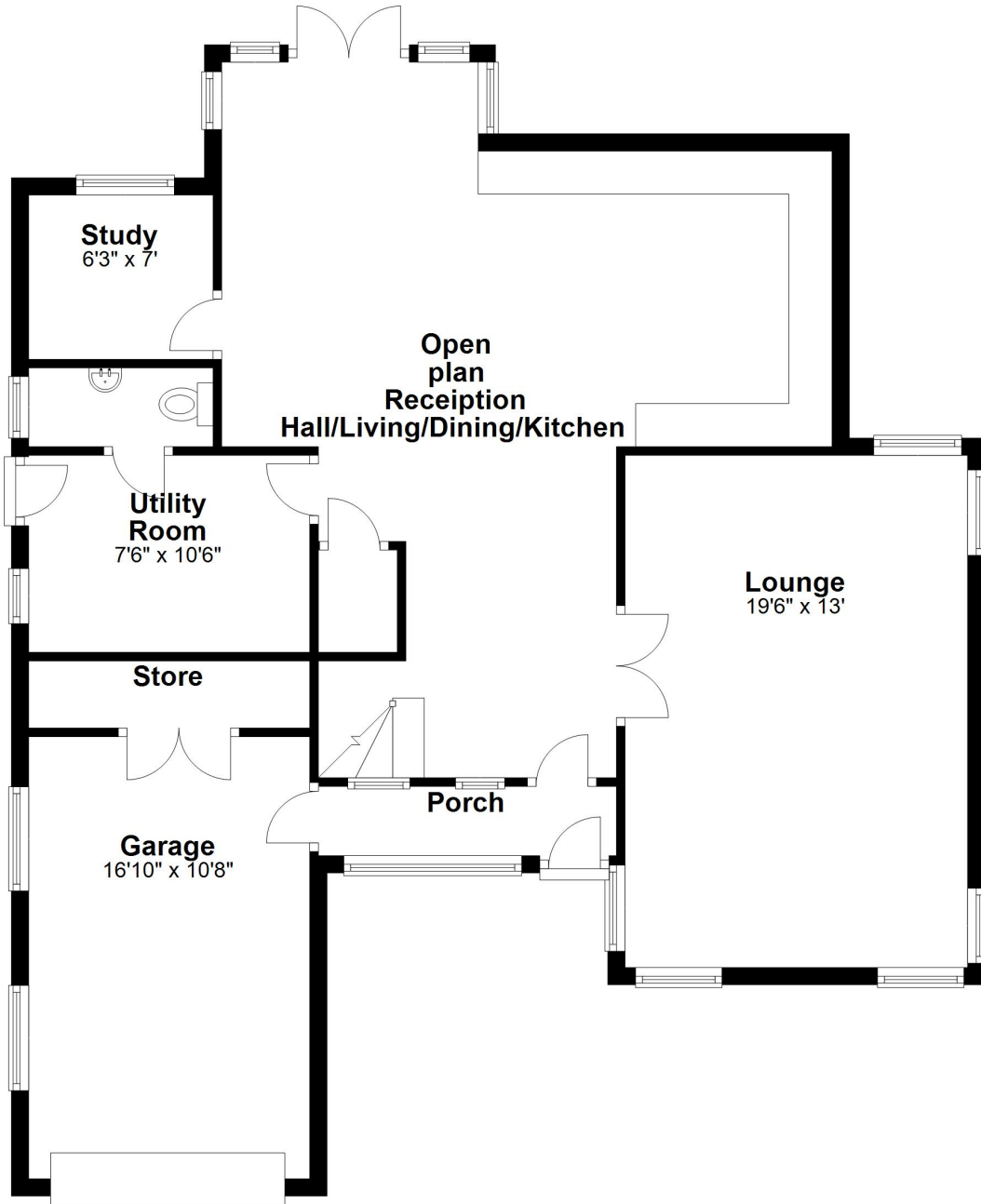
**VIEWING**

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

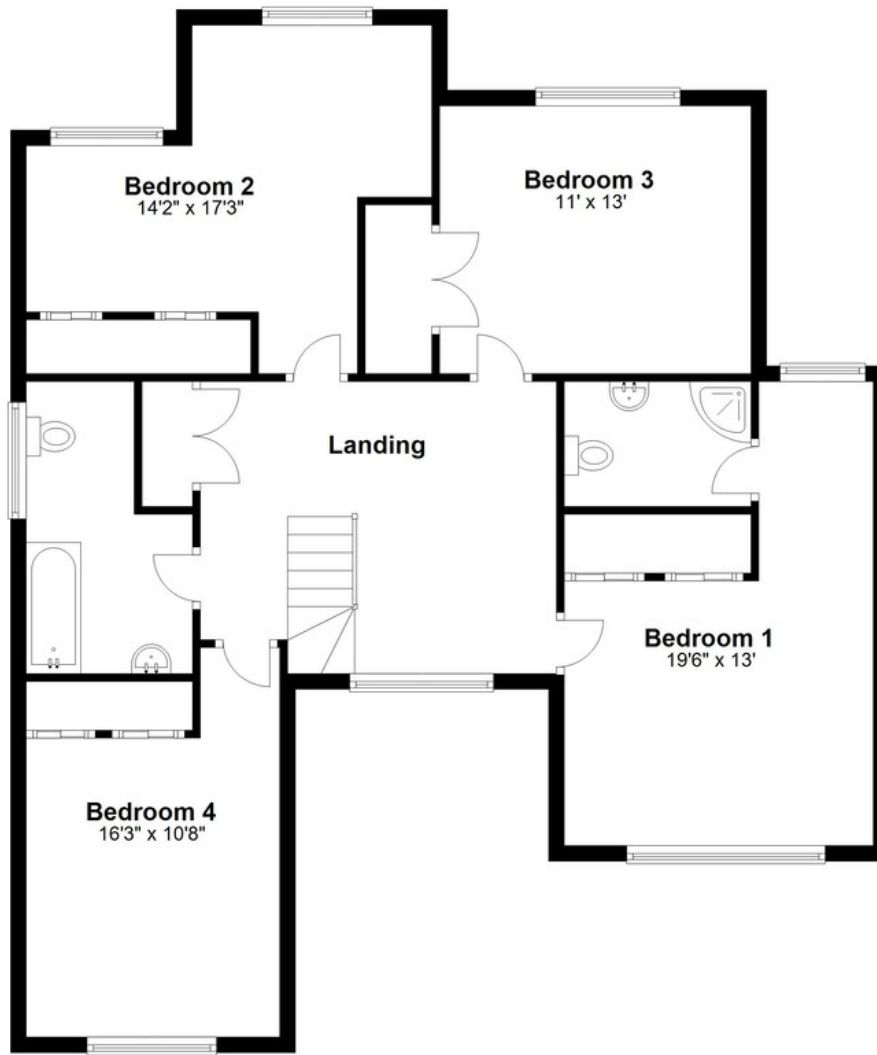
**PRICE:**

**£500,000**

**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.