



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

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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

(01970) 617179

Website: www.raw-rees.co.uk

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





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.