



Maelgwyn , Rhydlewis, SA44 5PF

£425,000

An exciting opportunity to purchase a Traditional Period Three Bedroom Detached House benefiting from many original features and fittings, now requiring a scheme of modernisation and improvement. The property is set in a generous plot extending to 0.41 acres or thereabouts and has previously been well maintained and planted, with many mature shrubs, bushes and trees, including fruit trees and although overgrown currently, the grounds are of a particular feature.

The accommodation comprises: Canopy Porch, Hall, Living Room, Dining Room, Kitchen, Rear Lobby, Sitting Room, Landing, Three Bedrooms and a Family Bathroom.

Porch

Glazed door to:-

Hall

Radiator, stairs rising off to first floor, dado rail, picture rail, telephone point.

Living Room



Sash windows to the front, two radiators, feature fireplace, picture rail.

Dining Room



Sash window to the front, two radiators, picture rail, glazed door to:-

Kitchen



Having a range of wall and base units, worktop surfaces, stainless steel sink unit, electric hob with extractor fan over, double oven, tiled splashback, space for fridge freezer, oil fired boiler, dual aspect windows, radiator.

Rear Lobby

Dado rail, understair cupboard, door to rear, door to:-

Sitting Room



Feature fireplace, radiator, dado rail, picture rail, recessed display cabinet, exposed beams, sash window to the rear.

FIRST FLOOR

Landing



Sash window to the rear, loft access, picture rail.

Bedroom One

Two sash windows to the front, radiator.

Bedroom Two



Sash window to the front, radiator, picture rail.

Bedroom Three



Dual aspect sash window, picture rail, radiator.

Bathroom



Three piece suite of panel bath, low flush WC, pedestal hand wash basin, shaver socket, tiled walls, airing cupboard, sash window to the rear.

Externally



The overall plot extends to around 0.41 acre or thereabouts and has previously been lovingly maintained and planted and although the gardens and grounds have not had the same attention in recent years, there are many mature shrubs and bushes, along with fruit trees. With some ground clearance and cutting back, restoring the gardens to their former glory will significantly enhance the new owners enjoyment.

The property benefits from two gated entrances, one to the front with red brick flanked entrance way, which opens to a driveway leading through the centre of the garden and opening up to a tarmac forecourt area, which continues around the side, with a further gated access. The rear of the property is also hardstanding, although consumed by nature currently. There are brick built outhouses and a detached garage, which is accessed from the side.

Services, etc.

Services - Mains water and electricity, Drainage - to be confirmed. Oil fired central heating.

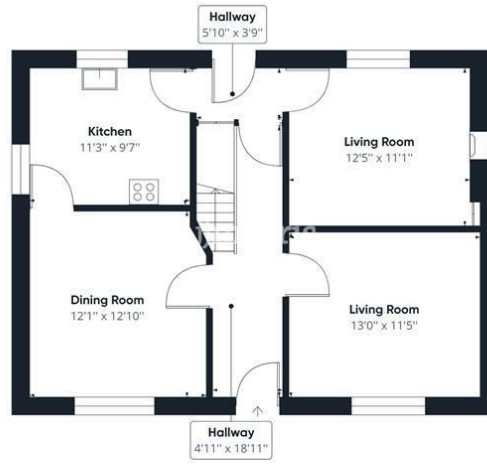
Local Authority - Ceredigion County Council

Property Classification - Band F

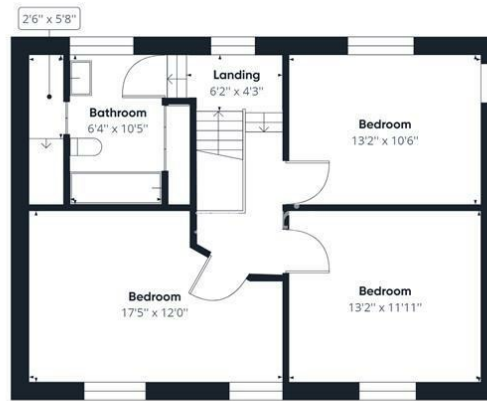
Tenure - Freehold and available with vacant possession upon completion.

What3Words - [///city/quiet/stub](https://www.what3words.com/city/quiet/stub)

Floor Plan



Floor 0



Floor 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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