



**45 ERW GOCH  
WAUNFAWR, ABERYSTWYTH  
SY23 3AZ**



- **WELL-PRESENTED SEMI-DETACHED BUNGALOW WITH 2 DOUBLE BEDROOMS, KITCHEN, AND BATHROOM.**
- **PARTLY CONVERTED LOFT AREA WITH POTENTIAL FOR AN ADDITIONAL BEDROOM (SUBJECT TO CONSENTS).**
- **PRIVATE DRIVEWAY, GARAGE, AND FRONT & REAR GARDENS OFFERING AMPLE OUTDOOR SPACE.**
- **LOCATED IN ERW GOCH, WAUNFAWR, CLOSE TO LOCAL AMENITIES INCLUDING SHOP, POST OFFICE, AND COMMUNITY CENTRE.**
- **REGULAR BUS SERVICE TO ABERYSTWYTH, A VIBRANT SEASIDE UNIVERSITY TOWN WITH RICH CULTURE, COASTAL CHARM, AND EXCELLENT FACILITIES.**

## **A Spacious and Well-Presented Bungalow Situated in the Sought-After Area of Erw Goch, Waunfawr.**

A well-presented semi-detached bungalow offering comfortable and spacious accommodation comprising two double bedrooms, a fitted kitchen, and a modern bathroom. The property also is fully double glazed with gas-fired central heating and features a partly converted loft area, which has a double-glazed window and is centrally heated and is accessed via a drop-down ladder. This area could be converted to provide further bedroom accommodation - subject to the necessary consents.

Externally, the property benefits from private off-road parking, a driveway, garage, and well-maintained front and rear gardens, ideal for outdoor relaxation or entertaining.

Located in the popular residential area of Erw Goch, Waunfawr, the property is conveniently close to a range of local amenities including a grocery store, post office, takeaway food outlets, and a community centre. There is also a regular bus service into Aberystwyth.

Aberystwyth is a vibrant seaside university town nestled on the west coast of Wales. It offers a rich mix of culture, history, and natural beauty. The town boasts a picturesque promenade, a historic pier, a wide range of independent shops, cafes, and restaurants, as well as the renowned Aberystwyth University and National Library of Wales. With excellent transport links and a strong community atmosphere, Aberystwyth is both a desirable place to live and a hub for leisure and education in the region.

### **OFFERS IN THE REGION OF £249,995**

#### **ACCOMMODATION – of approximate dimensions**

Double glazed main entrance door into:

**ENTRANCE HALLWAY** Glass panelled door into:

**HALLWAY** Entrance to loft area above with drop down ladder, radiator, cloaks cupboard and doors off to:

**LIVING ROOM** **17'11 x 10'10 max**  
double glazed window to front, real flame effect gas fire set in a decorative surround with hearth, radiator, coved ceiling and wall lighting.

**KITCHEN** **11' x 10'10**  
Double glazed window to front, base and wall units, single bowl and drainer sink unit with mixer taps over, plumbing for washing machine, electric cooker point with filter hood over, tiled floor and tiled splashbacks, shelved pantry cupboard, radiator and coved ceiling.

**BATHROOM** **6'3 x 5'5**  
Tiled floor, panelled bath with 'mains' operated shower and glazed shower screen over, low level flush WC, wash hand basin, radiator, part tiled walls, tiled floor, shaving light and point, double glazed window to side and extractor fan.

**BEDROOM ONE** **13'11 x 10'11**  
Raised window to rear, radiator, built in linen cupboard with shelving and radiator.

**BEDROOM TWO** **10'10 x 9'8**  
Double glazed window to rear and radiator.

From the Main Hallway a dropdown ladder provides access to the loft area above. The loft area consists of:

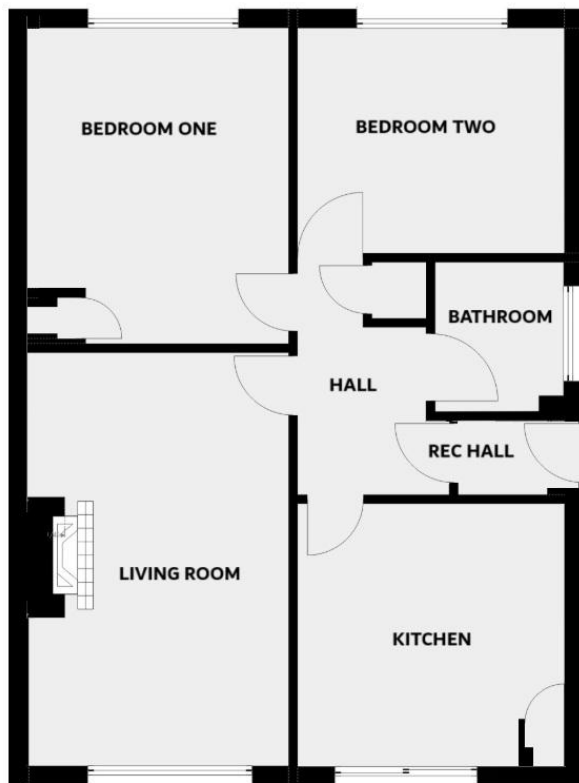
|                         |                                                                                                                                                                                                                                                                                                                 |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ROOM 1</b>           | <b>15'8 x 10'7</b><br>Double glazed window to side, radiator, fully floored, power and lighting, 'Worcester' wall mounted gas central heating boiler, fully decorated walls and door to:                                                                                                                        |
| <b>ROOM 2</b>           | <b>15'8 x 11'3</b><br>Being floored, radiator entrance to roof void above, access to under eaves storage area and lighting connected.                                                                                                                                                                           |
| <b>EXTERNALLY</b>       | To the front of the property is a mainly lawned front garden with adjoining established hedging. They tarmacadam driveway leads along the side of the property providing ample car parking. A gated entrance leads to a low maintenance rear garden with lawned and paved areas again with established borders. |
| <b>GARAGE</b>           | <b>18'1 x 9'1</b><br>'Hormann' Remote control roller style door, window to rear and power and lighting connected. Garden Store Shed                                                                                                                                                                             |
| <b>TENURE</b>           | We are advised that the property is Freehold.                                                                                                                                                                                                                                                                   |
| <b>SERVICES</b>         | We are advised that Mains Electricity, Gas, Water and Drainage is connected to the property. Gas fired central heating.                                                                                                                                                                                         |
| <b>VIEWING</b>          | Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139                                                                                                                                                                                                                                               |
| <b>What3Words:</b>      | <b>///rational.noise.education</b>                                                                                                                                                                                                                                                                              |
| <b>PROOF OF FUNDING</b> | We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).                                                                                                                                                                                               |
| <b>MONEY LAUNDERING</b> | Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.                                                                                         |

#### **GENERAL**

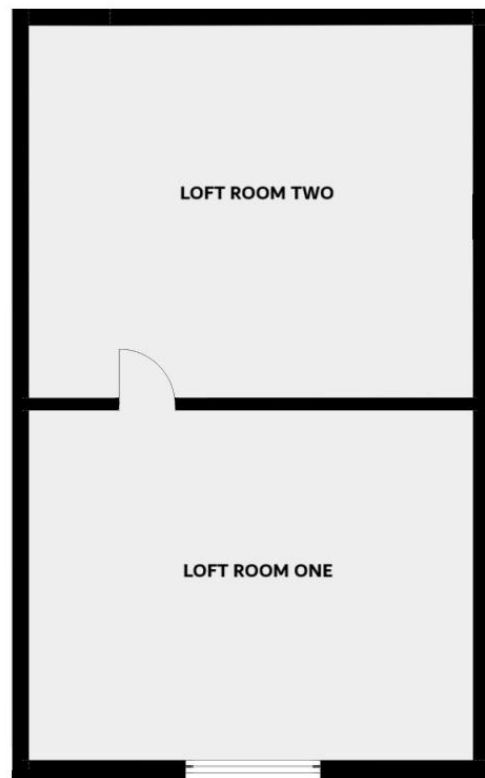
**All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.**

**We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.**

## FLOORPLAN



GROUND FLOOR



LOFT

PLAN FOR IDENTIFICATION PURPOSES ONLY  
NOT TO SCALE

EPC  
On Order









