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11A Maes Yr Awel

Ponterwyd, Aberystwyth, SY23 3JT

- A modern semi detached 3 bedroom dwelling • Double glazed & oil fired central heating • Rear garden and ample parking to front • Situated in an edge of village location • Convenient to local amenities • 12 miles Aberystwyth • EER = C74 •



£124,950

Aberystwyth Office 01970 625 020 aberystwyth@morrismarshall.co.uk

General Remarks & Situation An opportunity to acquire a modern semi detached 3 bedroom dwelling, situated on an ex local authority estate on the outskirts of the village of Ponterwyd, some 12 miles from the University and noted coastal town of Aberystwyth. The property is double glazed & with oil fired central heating throughout together with a rear garden and ample parking to front. The village of Ponterwyd provides a range of local amenities, with Aberystwyth providing a wider range of business, shopping, educational and leisure facilities.

Accommodation Half glazed entrance door to

Reception Hall With radiator and staircase to First Floor

Open Plan Kitchen/Living Room

Kitchen 14'6" x 8'6" (4.42m x 2.59m) Comprising a range of base units, worktops, stainless steel sink unit with mixer tap, electric oven with 4 ring hob over, appliance spaces, and extractor fan.

Living Room 15'4" x 11'3" (4.67m x 3.43m) With radiator, TV point, laminated floor and French doors to rear garden

Ground Floor WC With wash hand basin and radiator

On The First Floor

Landing With radiator, Airing cupboard

Bedroom 1 11'8" x 9'3" (3.56m x 2.82m) With radiator and windows to front

Bedroom 2 9' x 8'7" (2.74m x 2.62m) With radiator and windows to rear

Bedroom 3 10'8" x 6'4" (3.25m x 1.93m) With radiator and windows to rear

Bathroom Comprising panelled bath with shower over and shower screen, pedestal wash basin, WC, part tiled walls, radiator

Externally The property is approached off the estate road to a tarmacadam driveway/parking area. To the rear, part paved garden with oil tank.

Tenure Freehold with Vacant Possession upon Completion of the Purchase.

Services Mains water, electricity and drainage services connected. Oil fired central heating. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings Council Tax Band B

Viewings By prior arrangement with the selling agents Aberystwyth office on 01970 625 020.

Negotiations All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Directions From Aberystwyth proceed on the A44 through villages of Capel Bangor and Goginan and onto Ponterwyd. At the centre of the village turn right, signposted Devils Bridge, then turn left into Maes Yr Awel, follow the estate road round to the top and the property can be found on the left hand side.

Energy Performance Certificate A full copy of the EPC is available on request

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref: Aberystwyth Office: Tel: 01970 625 020
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