



Gwelfor , Rhydyfelin
Aberystwyth Ceredigion SY23 4QD
Guide price £350,000



For Sale By Private Treaty

A beautifully extended dormer bungalow enjoying a peaceful semi-rural setting just 2 miles from Aberystwyth, offering flexible 3/4-bedroom accommodation, spacious open-plan living and ample off-road parking.

GWELFOR
RHYDYFELIN
ABERYSTWYTH
CEREDIGION
SY23 4QD

Gwelfor enjoys a quiet location on the very edge of Rhydyfelin, just off the Rhydyfelin to Llanilar road. The property is within walking distance of the bus stop and the main A487 trunk road. Local amenities are available nearby at Penparcau to include Primary School, Post office and General stores.

Aberystwyth is a vibrant coastal resort and university town, the largest town in Ceredigion with a good range of social, leisure and educational facilities to cater for the large local and student population. The Georgian harbour town of Aberaeron is 18 miles to the south and the market town of Machynlleth a similar distance to the North.

The property has been thoughtfully extended to create an impressive open-plan kitchen, dining and living space ideally suited to modern family life and entertaining. Some of the rooms are multi-purpose as is the first-floor attic room. Externally there is an enclosed small garden as well as ample off-road parking.

TENURE

Freehold

SERVICES

Mains Electricity, water and drainage. Oil fired central heating. Double glazing. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link;
www.checker.ofcom.org.uk

COUNCIL TAX

Band D

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis &

Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or
sales@aledellis.com

MONEY LAUNDERING REGULATIONS

Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Gwelfor provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

HALF GLAZED FRONT ENTRANCE DOOR

with stained glass feature to

RECEPTION HALLWAY

with stairs to first floor attic bedroom, under stairs storage cupboard, laminated floor, radiator and doors to

BEDROOM 1

12' x 10' (3.66m x 3.05m)



with bay window, fitted wardrobe and radiator.

SITTING ROOM

12' x 10'9 (3.66m x 3.28m)



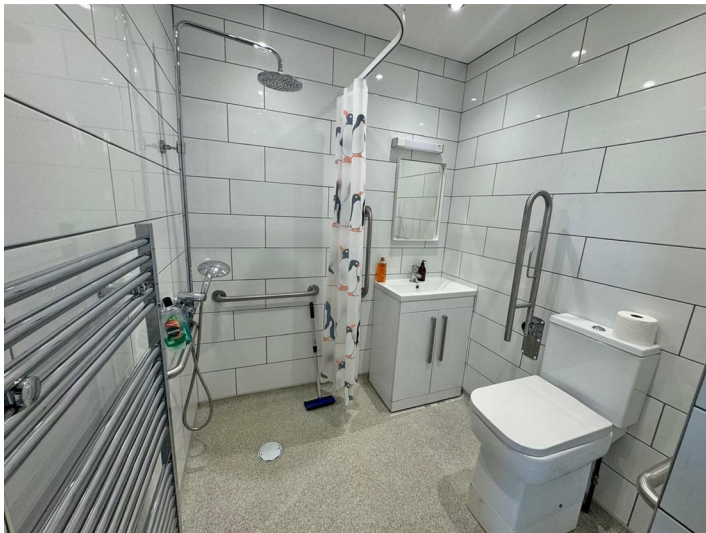
with bay window and radiator. Alternatively, a bedroom.

BEDROOM 2
9'8 x 10'4 (2.95m x 3.15m)



with window to side, fitted wardrobe and radiator.

EN-SUITE WETROOM
6'1 x 6' (1.85m x 1.83m)



comprising shower attachment and rail. Heated towel rail, wash

hand basin with mixer tap, low level flush wc, fully tiled, extractor fan, ceiling lights, shaver point and light.

BEDROOM 3
12'2 x 9'8 (3.71m x 2.95m)



with window to side, fitted wardrobe, radiator and sliding door to

SHOWER ROOM
5'7 x 5'5 (1.70m x 1.65m)



comprising shower cubicle, wc and wash hand basin with mixer tap. Extractor fan, fully tiled, shaver point and light.

SPACIOUS OPEN PLAN KITCHEN

26'9 x 11' (8.15m x 3.35m)



/ DINING/ LIVING ROOM

At the heart of the home is the impressive open-plan kitchen/dining/living space, featuring contemporary fitted units with marble worktops, integrated appliances, a wood-burning range and French doors opening onto the rear garden



REAR PORCH

3'5 x 5'2 (1.04m x 1.57m)

comprising single bowl stainless steel sink unit with mixer tap. Base unit, cupboard housing electrical metres. Plumbing for automatic washing machine. Laminated floor and door to side.

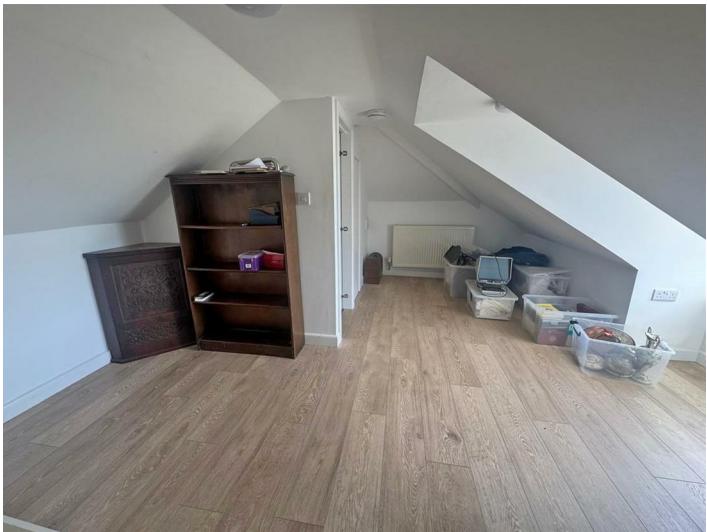
SIDE PORCH

with useful storage cupboards and door to side.

FIRST FLOOR ACCOMMODATION

ATTIC ROOM

15'3 x 12'1 max (4.65m x 3.68m max)



with sloping headroom. Under eaves storage, radiator and window to fore with fine views.

EXTERNALLY

Ample vehicular hard standing to the fore and side. Garden shed. Enclosed rear garden with patio. The garden is well stocked with trees, shrubs and flower borders.

EXTERNAL BOILER/STORE ROOM

6'9 x 6'9 (2.06m x 2.06m)

with free standing oil-fired central heating boiler. Window to side.

DIRECTIONS

(WHAT3WORDS – purifier.amuses.tracks)

From Aberystwyth proceed south for approximately 2 miles to Rhydyfelin. Turn left at the crossroads and proceed up the lane ignoring all turnings and Gwelfor is the last bungalow on the right-hand side.



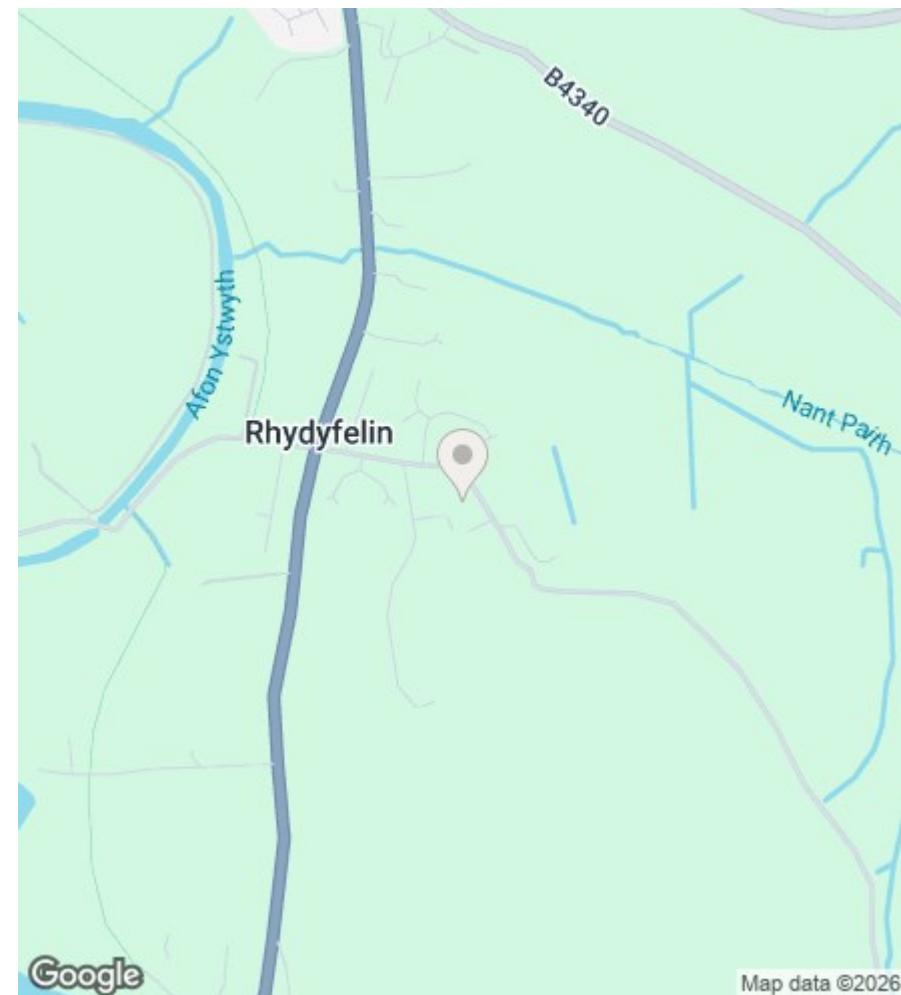


Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Gwelfor, Rhydyfelin, Aberystwyth



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		
	58	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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