



2 Rhoshendre, Waunfawr
Aberystwyth Ceredigion SY23 3PT
Guide price £315,000



For Sale by Private Treaty

Superbly situated in this popular residential area a spacious 3 Bedroomed semi-detached property with garage and pleasant garden.

2 RHOSHENDRE
WAUNFAWR
ABERYSTWYTH
CEREDIGION
SY23 3PT

We are pleased to have received instructions to offer for sale this well-presented property. 2 Rhoshendre is located within a short walking distance of the CK Stores, Post Office and all other local amenities available on Waunfawr. There is also a regular bus service to Aberystwyth which is but a mile or so travelling distance.

The dormer bungalow provides for commodious accommodation as highlighted on the floor plan which is attached to the particulars. There is ample off-road parking for four cars in addition to the garage together with pleasant front and private, spacious rear garden.

TENURE

Freehold

SERVICES

All main services are connected. Gas fired central heating.

COUNCIL TAX

Band D

VIEWING

Strictly by appointment with the sole selling

agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 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.

This well-presented property provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital angle lens.

GROUND FLOOR

Front entrance door to

RECEPTION PORCH

Exposed wooden floor and door to

LIVING ROOM

18'2 x 11'3 (5.54m x 3.43m)



Recess cupboard housing electric meter, gas fire, radiator and window to fore. Door to

KITCHEN/ DINING ROOM

8'4 x 16'5 (2.54m x 5.00m)

Window to fore and side, radiator. Range of base units with appliance space and worktops over. Integrated fridge. Single drainer stainless steel unit with mixer tap. Eye level units, tiled splashbacks and cooker point.



DOUBLE BEDROOM 1
11'3 x 12'4 (3.43m x 3.76m)



Fitted wardrobe, radiator and window to rear.

BEDROOM 2
8'1 x 8'6 (2.46m x 2.59m)



INNER HALLWAY

Door to side, radiator, stairs to first floor accommodation.



Radiator and window to rear.

DOWNSTAIRS WC/ UTILITY AREA



comprising of WC, washbasin, radiator, shaver point and mirrored splashback. Plumbing for white goods and obscured window to side.

FIRST FLOOR ACCOMODATION

LANDING

with useful under eaves storage on both sides. Fitted walk in airing cupboard (5'8 x 4'9) with copper hot water cylinder. Newly fitted wall mounted Worcester has fired central heating boiler.

DOUBLE BEDROOM 3

13'4 x 14'2 max (4.06m x 4.32m max)

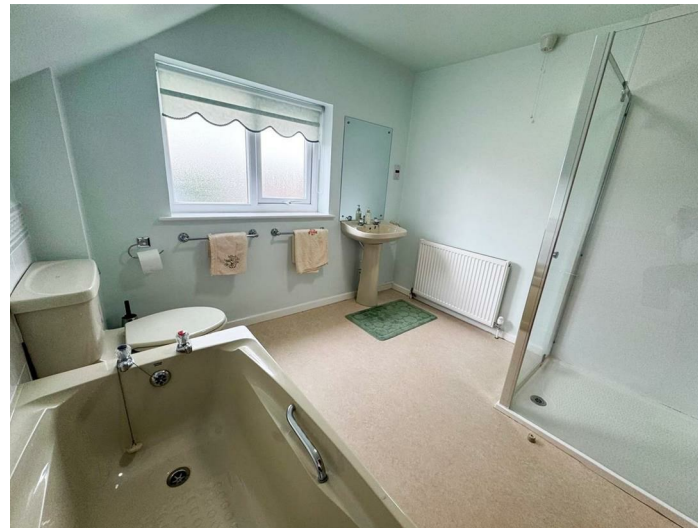


Fitted wardrobe, radiator and window to fore.

BATHROOM

8'6 x 9'1 (2.59m x 2.77m)

Pedestal washbasin, recently fitted shower cubicle with MIRA shower, bath and WC. Radiator, towel rail, mirrored splashback, shaver point. Part tiled and obscured window to side.



EXTERNALLY

Large driveway with parking for up to four cars leading to

SEMI-DETACHED GARAGE

16'1 x 8'3 (4.90m x 2.51m)

Power connected, up and over door.

Large well-maintained private rear garden with paved patio area. Lawned area with flower border and shrubs. Raised vegetable bed. Summerhouse.





From the office proceed North out of town up Penglais Hill. On the brow of the hill turn right to Waunfawr, Take the second turning left just after CK Stores and no.2 Rhoshendre can be seen denoted by a For Sale board opposite the car park.



DIRECTIONS

OS Grid Reference SN6007282062

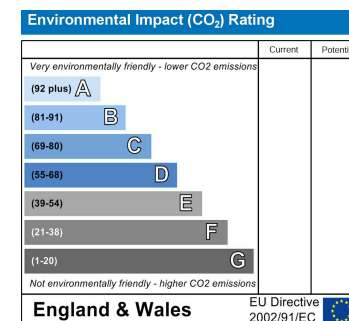
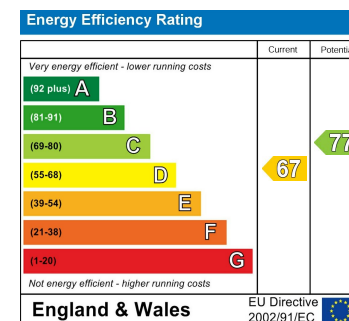
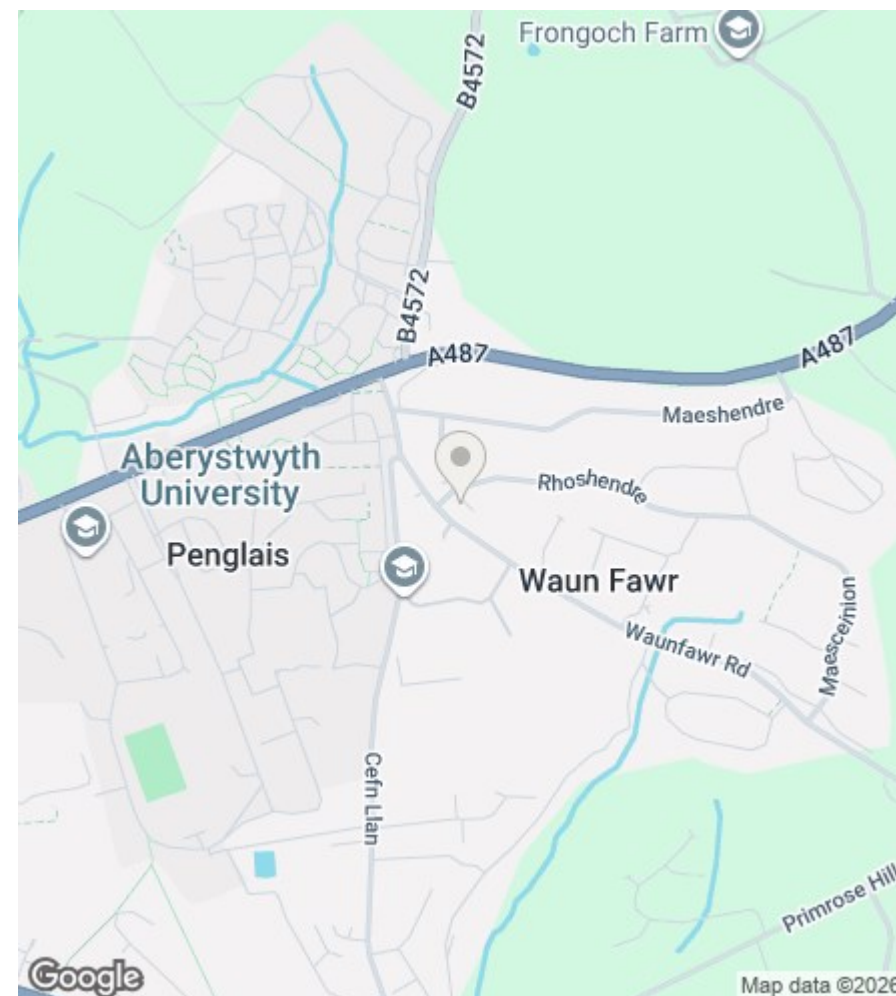
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Total area: approx. 105.3 sq. metres (1133.1 sq. feet)

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.

2 Rhoshendre, Waunfawr, Aberystwyth



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com