



**Haere Mai , Rhydyfelin**  
**Aberystwyth Ceredigion SY23 4QD**  
**Guide price £380,000**





**FOR SALE BY PRIVATE TREATY**

A wonderful opportunity to acquire a detached 5 bedroomed home with a large garden in a sought-after edge of town location.

Rhydyfelin is but 2 miles south of Aberystwyth, convenient to the cycle path and bus routes. Local amenities are available nearby at Penparcau to include the post office, general stores and primary school.

Haere Mai was developed on a large plot approximately 60 years ago and is now in need of some modernisation. The integral garage subject to consent may be converted into additional accommodation if so desired. The large level garden is well worthy of inspection with ample room to extend if necessary.

**TENURE**

Freehold

**SERVICES**

Oil fired central heating. Mains services are connected.

**COUNCIL TAX**

Band F

**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.

Haere Mai provides for the following accommodation which is

also highlighted on the attached floor plan. All dimensions are approximate and all images have been taken by a wide-angle lens camera.

**GROUND FLOOR**

½ Glazed front entrance door to

**RECEPTION HALLWAY**

Stairs to first floor accommodation, radiator. Under stairs storage areas, cloak cupboard door to garage & door to

**LIVING ROOM**

18'3 x 11'5 (5.56m x 3.48m)



With window to fore, French doors to side, fireplace, radiator and folding door dividing

**DINING ROOM**

9'5 x 11'8 (2.87m x 3.56m)



With window to rear, radiator.

**SITTING ROOM**

9'5 x 16'9 (2.87m x 5.11m)



With door and window to rear, radiator.



## KITCHEN

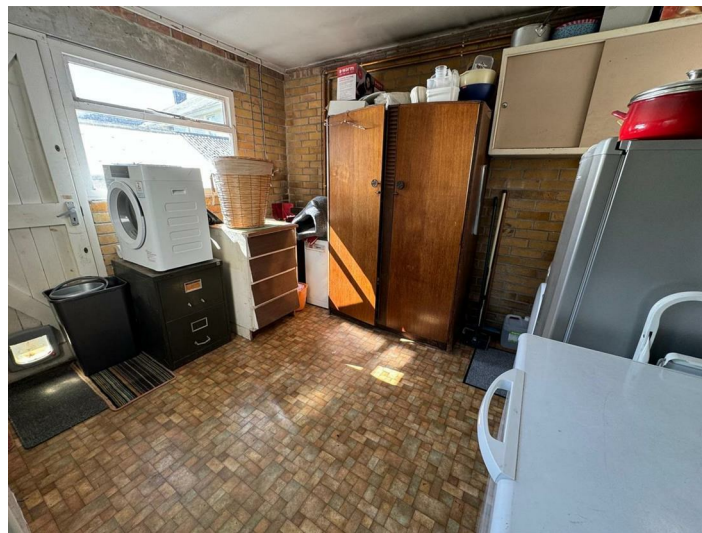
9'7 x 9'9 (2.92m x 2.97m)



Comprising of Double bowl sink unit with mixer tap. ZANUSSI Double electric cooker. 4 Ring hob. Base and eye level units tiled splashbacks, cooker point. Fitted cupboard. Door to

## UTILITY ROOM

11'1 x 10'7 (3.38m x 3.23m)



Comprising of plumbing for automatic washing machine, oil fired central heating boiler. (as seen) door to rear.

## SHOWERROOM

5'2 x 5'6 (1.57m x 1.68m)

With wash handbasin, WC, Shower cubicle. Heated towel rail and wall mounted electric heater.

## FIRST FLOOR

### LANDING

Access to roof space and access to useful under eaves storage above garage, airing cupboard. Doors to

## BEDROOM 1

8 x 9'6 (2.44m x 2.90m)



With window to rear, fitted wardrobe, radiator.

## BEDROOM 2

9'7 x 11'7 (2.92m x 3.53m)



With windows to rear and side, fitted wardrobe and radiator.



**BEDROOM 3**  
10'9 x 11'7 (3.28m x 3.53m)



With windows to fore, fitted wardrobe and radiator.

**BEDROOM 4**  
8'2 x 7'7 (2.49m x 2.31m)



Window to fore and radiator.

**BATHROOM**  
7'9 x 5'3 (2.36m x 1.60m )



Comprising of bath with mixer tap, WC and wash handbasin. ½ tiled, radiator, cupboard, obscured window to fore. Towel rail.

**BEDROOM 5**  
16'9 x 9'2 (max) (5.11m x 2.79m (max))



With window to rear, fitted wardrobes, vanity unit and radiator.

**INTEGRAL GARAGE**  
9'3 x 17'3 (2.82m x 5.26m)

**EXTERNALLY**  
Gated access to tarmacadamed vehicular hardstanding with access to garage. Large garden to fore and side predominantly laid to lawn with numerous trees and shrubs. Small rear paved patio. Oil tank. Garden shed.





### **DIRECTIONS**

What 3 Words:- ///producers.fired.deduct

Proceed South out of Aberystwyth for 2 miles to Rhydyfelin. Turn left at the crossroads and proceed up the lane & Haere Mai is on your right hand side denoted by a for sale board.







Ground Floor

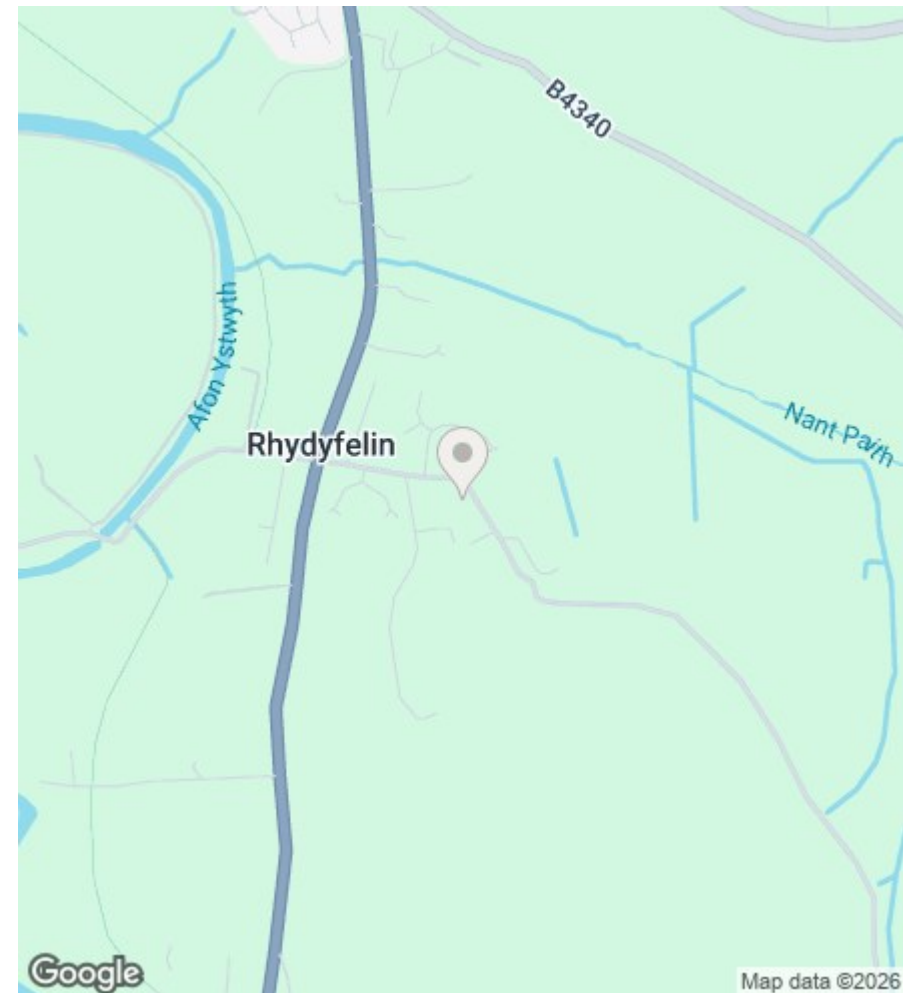


First Floor



Total area: approx. 175.6 sq. metres (1890.0 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.

Haere Mai, Rhydyfelin, Aberystwyth



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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