



**2 Clos Gosen , Rhydyfelin
Aberystwyth Ceredigion SY23 4BW
Guide price £450,000**



A stunning 4 bedrooomed detached New Build Property with spacious garden, garage and driveway in the sought after location of Rhydyfelin. These properties by local reputable developers are not to be missed out on!

- * 2 Reception Rooms
- * 4 Bedrooms
- * Integral Garage
- * Spacious Plot
- * Driveway

2 Clos Gosen is estimated to be completed May 2023 and is well worthy of inspection.

These high standard finish homes comprise of a living room, dining room, kitchen diner, utility, wc and integral garage on the ground floor. 4 Bedrooms, bathroom and en suite on the first floor with a very generous garden to the rear and driveway to the fore. The well laid out accommodation can be seen on the floorplans.

The property can be utilised in many different ways depending on your own personal preferences with 4 good sized bedrooms, such as options for home office/study and or/dressing room.

The purchaser of the property will be given an allowance by the developers to choose/customise kitchen fittings and flooring which will be discussed at inspection if you wish to view.

Rhydyfelin is a popular residential area some 2 miles due South of Aberystwyth on the A487 trunk road. Local amenities are available nearby at Penparcau to include Post Office, General Stores and Primary School. There is a regular bus service from the village to Aberystwyth, the town having a good range of local and National retailers to cater for the large local and student population. Aberystwyth also being convenient to The National Library, Bronglais Hospital and The University.

Services

Mains electric, water and drainage connected.
Air-source heating system with underfloor and radiator heating.

Viewing

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com

Image plans are used for illustration purposes only.

Directions

Take the A487 trunk road South through Penparcau to Rhydyfelin. Turn right at the crossroads and immediately left and follow the estate up to top end.

Tenure

Freehold.





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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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