



**The Jays , Rhydyfelin
Aberystwyth Ceredigion SY23 4QB
Guide price £265,000**



For Sale By Private Treaty

A detached 3 bedrooned bungalow with garage and pleasant garden located 2 miles from Aberystwyth town known as

THE JAYS
CAE CRUG
RHYDYFELIN
ABERYSTWYTH
CEREDIGION
SY23 4QB

Cae Crug is a cul-de-sac of similar properties well located at Rhydyfelin just off the main A487 coastal trunk road. There is a regular bus service nearby to Aberystwyth town centre. The town having a good range of both local and national retailers on the High St. Major employers include the University, National Library of Wales and Bronglais hospital. Local amenities are available nearby at Penparcau to include Post Office and Primary school.

The Jays is in need of some modernisation. The accommodation is highlighted on the attached floorplan. The large roof space may be suitable for development subject to obtaining the necessary consents. The Jays has the benefit of off road parking and a garage.

TENURE

Freehold

SERVICES

Mains electricity, water, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band F

VIEWING

Strictly by appointment with the selling agents;
Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.
01970 626160 or sales@aledellis.com

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

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with radiator, cupboard, airing cupboard with radiator. Ladder access to large mainly boarded roof space. Doors to

LIVING ROOM

13' x 21'2 (3.96m x 6.45m)



with fireplace, 2 radiators and windows to fore, rear and side.



KITCHEN

14'2 x 8'4 (4.32m x 2.54m)



comprising single drainer sink unit, base units with fitted double electric cooker and 4 ring hob. Eye level units with extractor fan, part tiled walls, tiled floor and window to rear. Door to

UTILITY ROOM

7'2 x 7'4 (2.18m x 2.24m)



with plumbing for automatic washing machine, tiled floor, shelving and window to rear. Door to rear covered area (see photo).

INNER HALLWAY

with doors to

BEDROOM 1

8'9 x 8'9 (2.67m x 2.67m)

with radiator and window to fore.

BEDROOM 2

11'5 x 9' (3.48m x 2.74m)



with radiator and window to fore.

BEDROOM 3

11'1 x 9'2 (3.38m x 2.79m)

with radiator, shelving and window to rear.

BATHROOM

6'2 x 6'6 (1.88m x 1.98m)



comprising bath, wc and wash hand basin. Radiator, tiled floor and obscured window to rear.

EXTERNALLY

Vehicular hard standing leading to

ATTACHED GARAGE

14'7 x 7'9 (4.45m x 2.36m)

with modern wall mounted gas fired central heating boiler and sliding door.

FRONT GARDEN

Well stocked with shrubs and flower borders and pedestrian path to rear.

LARGE COVERED AREA



DIRECTIONS

(WHAT3WORDS – provoking.madness.craters)
From Aberystwyth proceed south for 2 miles through Penparcau to Rhydyfelin. At the crossroads turn left and immediately left on to the cul-de-sac and The Jays is the one but last property on the right hand side.

with tiled floor and cold-water tap.

REAR GARDEN



Pleasant rear garden on 2 levels with borders and shrubs. Garden shed.

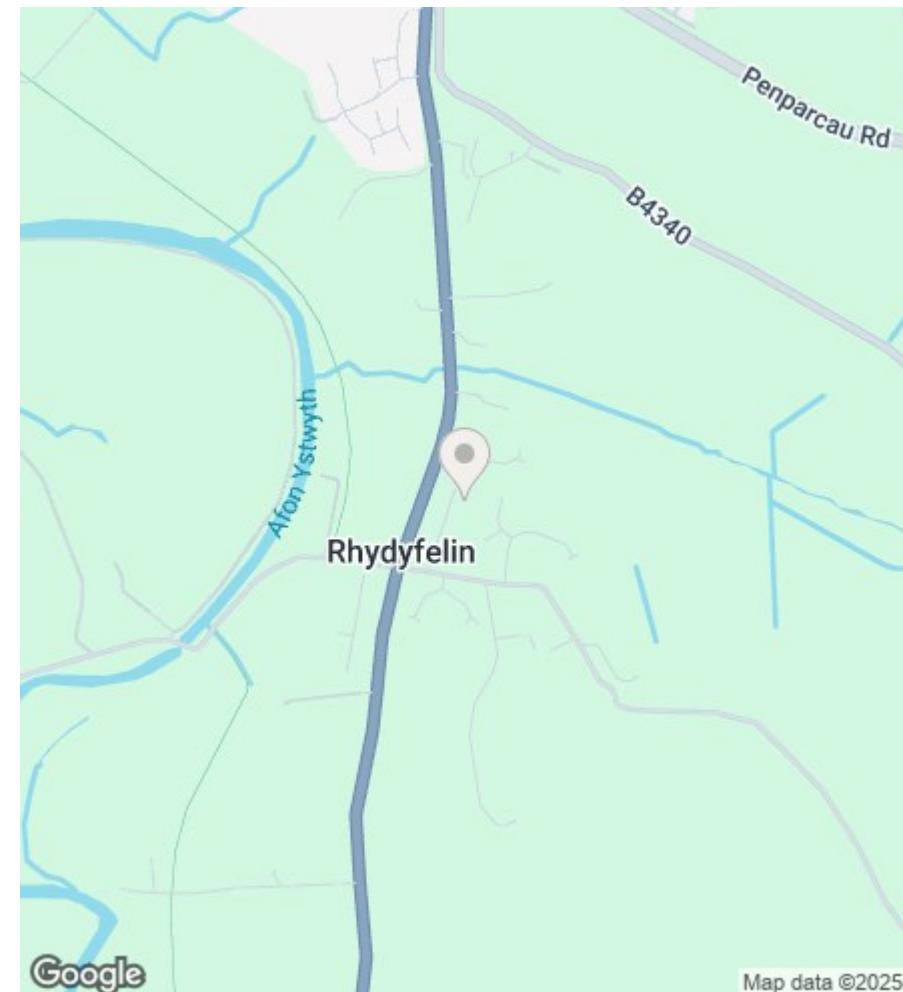


Total area: approx. 126.1 sq. metres (1357.4 sq. feet)

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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.com

The Jays, Rhydyfelin, Aberystwyth



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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