

37 Maeshendre, Waunfawr
Aberystwyth SY23 3PS
Guide price £340,000

ALED ELLIS

For Sale By Private Treaty

Superbly situated near to local amenities, a modernised 3 bedroomed bungalow with garage and large garden

37 Maeshendre
Waunfawr
Aberystwyth
Ceredigion
SY23 3PS

Maeshendre is a popular residential area located within a short level walking distance of CK stores, post office and Bus stop. Aberystwyth town Centre is within a mile or so travelling distance, the town having a good range of both local and national retailers.

37 Maeshendre has been modernised by the vendors over recent years, and an early inspection is recommended. The bungalow has the benefit of a large level garden to the rear together with front garden and off-road parking leading to the garage.

TENURE
Freehold

SERVICES
Mains electricity, water and drainage. Electric heating and woodburning range. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX
Band E

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.

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

37 provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera. There appears to be ample PowerPoint throughout.

SIDE ENTRANCE DOOR TO

RECEPTION AREA



with electric heater and laminated floor. Door to

OPEN PLAN ACCOMMODATION

LIVING AREA
15'8 x 10'4 (4.78m x 3.15m)



with fireplace housing, a woodburning range, electric heater, laminated floor and window to rear.

MODERN KITCHEN
16'3 x 8'7 (4.95m x 2.62m)



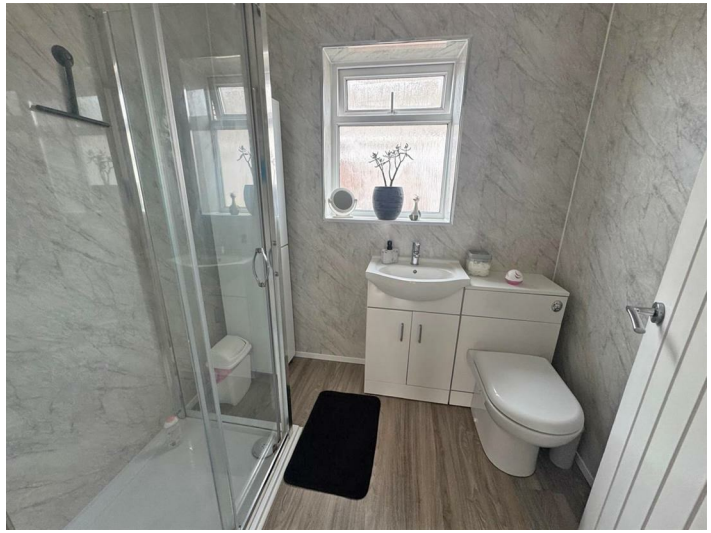
comprising of a good range of base units with concealed dishwasher and fridge. Fitted electric double oven and four ring LPG gas hob worktops, splashback and single bowl sink unit with mixer tap. High-level units with stainless steel extractor hood, recess storage cupboard and a cupboard housing the hot water tank. Electric heater, laminated floor and window to side.

DINING/CONSERVATORY AREA
6'8 x 10'5 (2.03m x 3.18m)



with French doors to rear garden, window windows to side and laminated floor

MODERN SHOWER ROOM
5'3 x 6'8 (1.60m x 2.03m)



comprising cubicle with Triton shower, wash hand basin and WC set in bathroom furniture. Splashback, obscured window to side and heated towel rail.

DOUBLE BEDROOM 1
8'4 x 13'7 (2.54m x 4.14m)



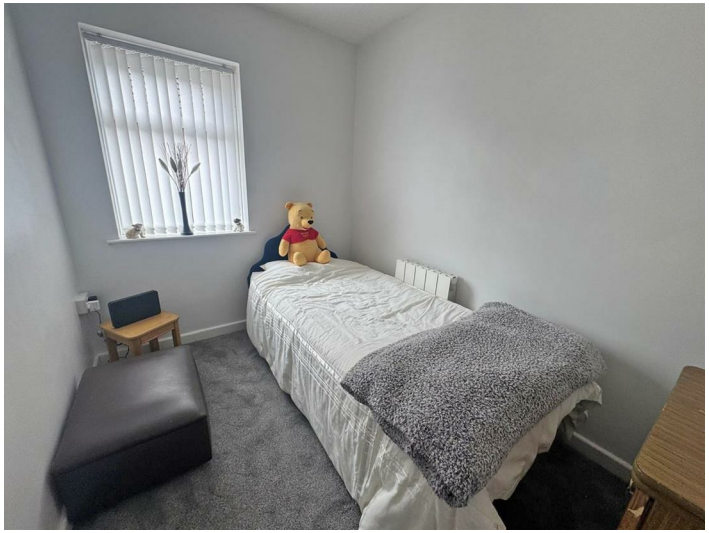
with fitted wardrobes along one wall, electric heater and Window to fore

DOUBLE BEDROOM 2
12'2 x 8'7 (3.71m x 2.62m)



with electric heater and Window to fore

SINGLE BEDROOM 3
9'2 x 6'8 (2.79m x 2.03m)



with electric heater and window to side

EXTERNALLY



Front lawn and driveway leading to

GARAGE



Rear level garden mainly laid to lawn with garden shed

DIRECTIONS
From Aberystwyth town Centre proceed north up Penglais Hill, on the brow of the Hill turn right and immediately left onto Maeshendre. The bungalow is on the right hand side denoted by a for sale board.

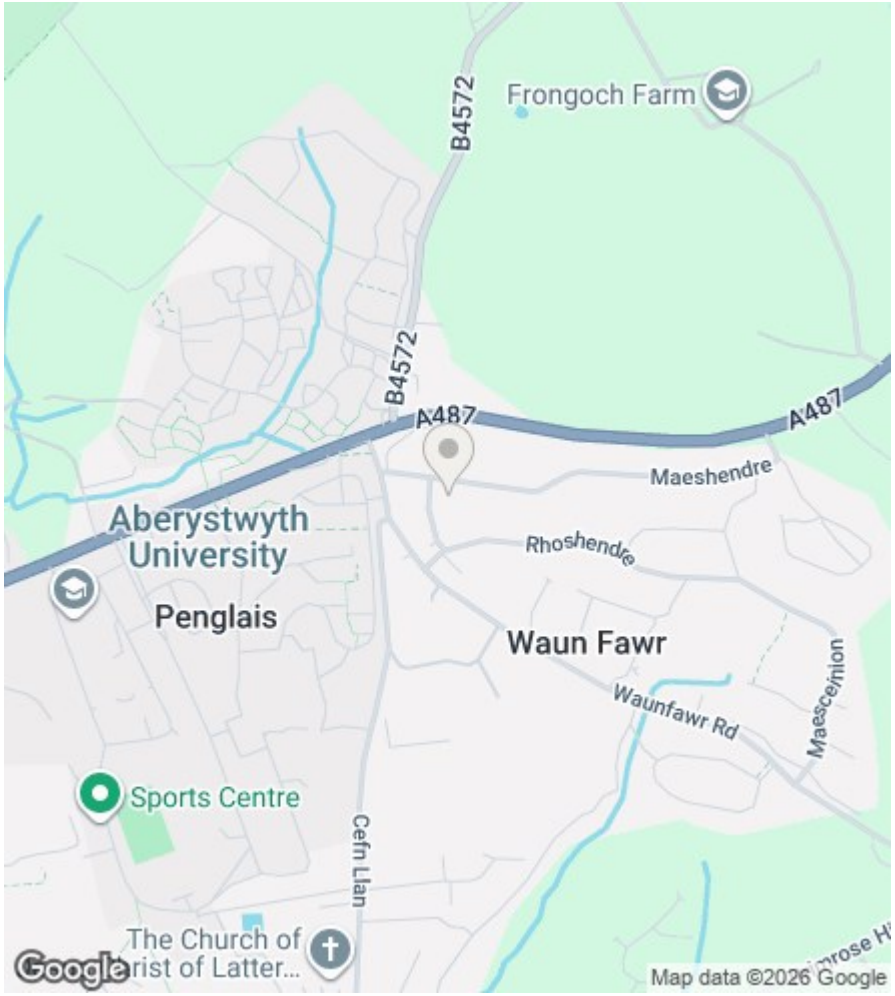
Ground Floor

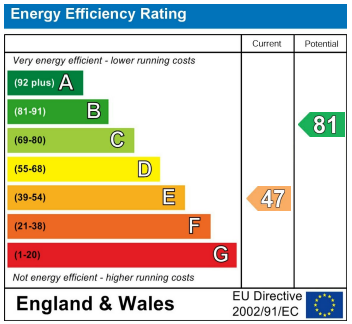


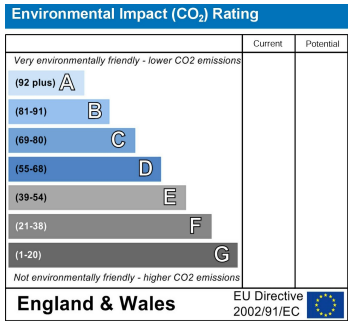
Total area: approx. 98.8 sq. metres (1063.5 sq. feet)

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.

37 Maeshendre, Waunfawr, Aberystwyth







16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com