



Rhydyfelin £167,900

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Presenting this lovely two bed family home on the popular estate of Maes Crugiau. With off road parking for up to 2 vehicles, rear and front garden area this would make an ideal first home for young professionals and young families alike.

In close proximity to all local amenities this home offers fantastic location.

- Spacious Off Road Parking
- Central Heating
- Family Home
- 2 Bedrooms
- On Bus Route
- Close To Local Amenities

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

sales@alexanders-online.co.uk
www.alexanders-online.co.uk
Call **01970 636000** to arrange a viewing

PROPERTY COMPRISES

Property is entered via double glazed uPVC door into the entrance hallway.

LOUNGE

13' 2" x 12' 5" (4.03m x 3.81m) Television point. Telephone point. Window to front. Communicating doors to kitchen/dining area. Decorated coving.

KITCHEN/BREAKFAST ROOM

7' 10" x 15' 8" (2.41m x 4.78m) Window to rear. Range of base and eye level units with roll top work surfaces over. Single bowl, single drainer, plastic composite sink with mixer tap over. Space suitable for free standing fridge freezer. Integrated four burner electric hob with complimentary grill and oven below and extractor hood over. Space and plumbing for washing machine. Tiling to floor. Tiling to water sensitive areas. Decorative coving. Glass patio doors leading to rear of property.

BATHROOM

6' 5" x 8' 1" (01.96m x 2.47m) Tiling to walls with curved coving. Suite comprises low flush WC, pedestal wash hand basin and uPVC panelled bath with electric shower attachment.

BEDROOM ONE

12' 5" x 9' 3" (03.80m x 2.84m) Window to front of property. Built in storage. Includes curved coving.

BEDROOM TWO

11' 10" x 7' 1" (3.61m x 2.17m) Window to rear. Curved coving.

OUTSIDE OF PROPERTY

Tarmacadam drive way with parking space for two vehicles.

OUTSIDE REAR OF PROPERTY

2 separated patio areas. Professionally landscaped from stone wall up to an elevated patio with sea views. Access from property and side of property.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2017 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

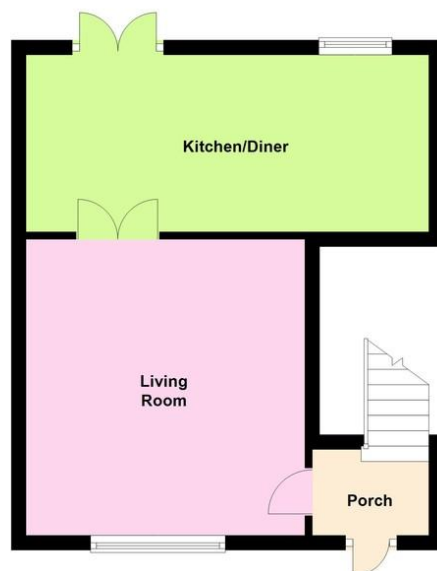
VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.





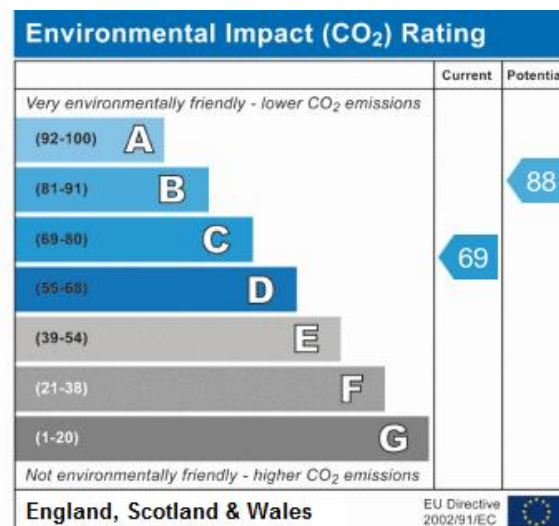
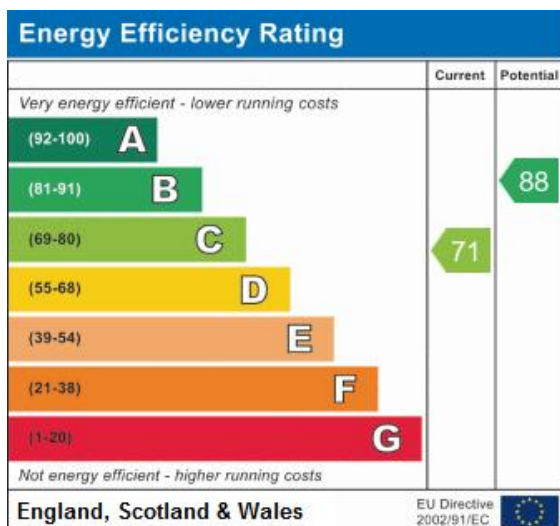
Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.



Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

71

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

Opening Hours

Monday - Friday: 9am - 6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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