



Waunfawr

£240,000



2



3



1

Ceredigion

3 bedroom family home in one of Aberystwyth's most popular locations. This home has all the benefits of being not only ideal for a family but also has conveniences right on its doorstep. In the area of Waunfawr you have a newsagents, supermarket, post office and school. Number 46 also provides its own parking space, garage/workshop and a large rear garden, it certainly has something for everyone!

- NO ONWARD CHAIN!
- THREE BEDROOMS & SUNROOM
- IDEAL FAMILY HOME
- GAS CENTRAL HEATING
- QUIET & PEACEFUL LOCATION
- REGULAR BUS ROUTE
- NEXT TO SECONDARY SCHOOL

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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www.alexanders-online.co.uk

Call 01970 636000 to arrange a viewing

46 RHOSHENDRE

Less than a five-minute journey to the town centre and the beach and with its own off-road parking and garden. We are proud to present this four bedroom home in Waunfawr, a very friendly area where children can play out on their bikes and where neighbours know one another.

PROPERTY COMPRISES

In great condition, number 46 benefits from not only the previous owners attention to detail in decoration and maintenance but it also is chain free. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. The property is heated with gas central heating. Property is entered via two steps up to the entrance hallway.

ENTRANCE HALL

Entered via uPVC door. Communicating doors to kitchen and lounge/diner. Stairs rise and turn to first floor. Access to a great under stair storage for your coats, bags and shoes.

LOUNGE/DINER

21' 3" x 11' 9" (6.5m x 3.6m) On an elevated position, this grand space benefits from three substantial windows, two overlooking the front and one to the side looking out to the distant Welsh rolling hills. Neutrally decorated. The gas fire place with surround adds to the charm making this room a great place to congregate in the colder months.

KITCHEN

14' 5" x 10' 5" (4.4m x 3.2m) Contemporary base and eye level units incorporating a single bowl sink with drainer; hot and cold tap. Currently in place a gas cooker and four burner hob with extractor. Space and plumbing for washing machine and two fridges. Tiling to floor and water sensitive areas. Again we have another room not lacking in natural lighting. Window to rear. Communicating door to sunroom and WC.

SUNROOM

11' 5" x 10' 2" (3.5m x 3.1m) This extension is currently being used as a downstairs bedroom which would be ideal for guests having their own entrance from the rear garden and having their own WC. This room has the ability to be what ever the next owners wish, it could be utilised as a bedroom, study room or a second living area to relax and enjoy to sunshine. Sliding door to rear patio area and lawned garden.

WC

6' 2" x 3' 11" (1.90m x 1.20m) Pedestal hand basin and WC with low flush.

BATHROOM

6' 2" x 3' 11" (1.9m x 1.2m) The family bathroom comprises a white suite low level flush toilet, hand wash basin and panelled bath with shower over. The room has been decorated with a featured ceiling and spotlights. Privacy window to rear.





BEDROOM ONE

12' 1" x 11' 5" (3.7m x 3.5m) The largest of the double bedrooms. Bedroom one has beautiful parquet flooring and is neutrally painted allowing the buyer to really add personal touches. Large window overlooking the side of the property really brightening up the room with natural light.

BEDROOM TWO

12' 1" x 9' 10" (3.7m x 3.0m) Another great double room. Decorated with wooden flooring and neutral colours. Window overlooking the front with great views over Rhoshendre and out to the distant rolling hills.

BEDROOM THREE

10' 5" x 8' 2" (3.2m x 2.5m) Again currently painted in neutral colours with parquet flooring. Window to the rear. This space has the potential of being a bedroom, a dressing room or another study.

GARAGE

16' 8" x 8' 9" (5.10m x 2.68m) Accessed up the side of the property over the drive. Space for one car.

OUTSIDE OF PROPERTY

The property has low maintenance garden space and shrubbery on the front. Tarmacadam driveway suitable for parking leading to the garage.







OUTSIDE REAR OF PROPERTY

Access can be gained either from the side of property, through the house or via patio doors in the sun room. Patio area with steps up to lawn and outside dining area and is easily maintainable. There is access to a shed that is perfect for storage.

VIEWINGS

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

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2019 -

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.

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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, misstatement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

F

Energy Efficiency Rating

69

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.

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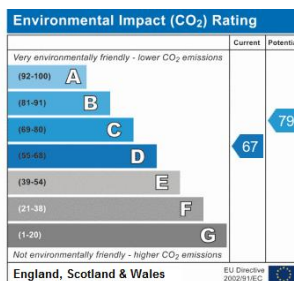
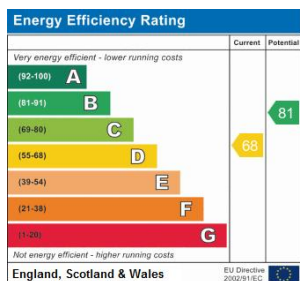
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Opening Hours

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

Contact Us

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