



## Capel Seion

£259,995



### Ceredigion

Are you looking for a detached bungalow in a fantastic location but close to Aberystwyth town? Well, Maes Helyg would be perfect for you. Boasting three double bedrooms, a conservatory, parking for up to 4 cars and beautiful views over the Cambrian mountains, why not come and take a look for yourself?

- CHAIN FREE
- NEW PRICE
- CONSERVATORY
- PARKING FOR 4+ VEHICLES
- LARGE PRIVATE GARDEN
- FOUR MILES TO ABERYSTWYTH
- THREE DOUBLE BEDROOMS

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

Call 01970 636000 to arrange a viewing



## MAES HELYG

Capturing sunlight at every angle, this detached bungalow is increasingly pleasant on the inside as well as it is on the outside. Unless expressly stated all rooms have radiators, double glazed windows and a range of power points. The property is heated with Gas Central Heating.

## HALLWAY

Property is entered through a wooden casement door, into the entrance hallway with communicating doors to the adjoining rooms.

## LOUNGE/DINING ROOM

24' 4" x 17' 11" (7.44m x 5.48m) Fully carpeted and neutrally painted, this "L" shaped room benefits from an abundance of natural light and has beautiful decorative glass windows that look over the Cambrian Mountains. Being the largest room in the property we feel this would be the perfect area to congregate with family and friends. Communicating door to kitchen and conservatory.

## CONSERVATORY

10' 9" x 9' 6" (3.30m x 2.91m) Entered through the lounge/dining room, the conservatory is perfect for relaxation, boasting views from the front and rear access door the garden.

## KITCHEN

13' 1" x 12' 3" (4.01m x 3.75m) Kitchen boasts a range of base and eye level units, an integrated oven and grill. Electric hob with built in hood over. Space and plumbing for a washing machine and dishwasher. Stainless steel single sink and single drainer with mixer tap over.

Windows to rear that over looks the large garden. Communicating doors to lounge/dining, entrance hallway, cupboard and door out to garden area.

## MASTER BEDROOM

15' 1" x 10' 5" (4.60m x 3.18m) Generous sized bedroom with large window to rear of the property. Fully carpeted and neutrally painted, there's room for a double bed, vanity mirror and built in wardrobes.

## BEDROOM TWO

13' 3" x 10' 1" (4.05m x 3.09m) Light and spacious double room, neutrally painted and fully carpeted. Again similar to the master, the previous owners have equipped the bedroom with built in wardrobes. Window to rear with beautiful views of the front garden and the rolling Welsh mountains in the distance.

## BEDROOM THREE

10' 3" x 9' 7" (3.14m x 2.93m) Currently decorated with yellow walls, fully carpeted. This room can also fit a double bed. Window to front overlooking front garden and views.

## BATHROOM

10' 4" x 6' 9" (3.16m x 2.08m) White suite comprising shower, bath, low flush WC and hand wash basin. Large frosted privacy window to the rear. Tiling to the floor and walls.



**OUTSIDE REAR OF PROPERTY**

The rear of the property has seating area to enjoy to sunshine, brick steps up to a raised lawned area where there is a private fenced off area. The garden benefits from mature flowers, trees and shrubbery. The rear garden can be accessed via both sides of the property.

**OUTSIDE FRONT OF PROPERTY**

Outside the front of the property you have a lovely patio area, perfect for admiring the views Maes Helyg has to offer. A lawned area and a tarmac driveway that can fit up to two cars. As an added bonus, on the other side of the lane is another lawned area with extra parking spaces and a garden tool shed.











### 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.

### VIEWINGS

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

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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

29

### 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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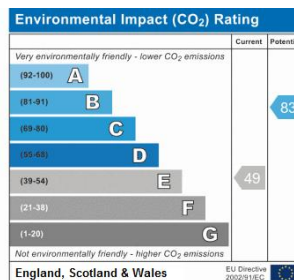
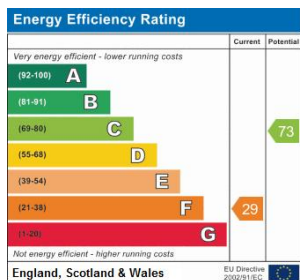
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### Opening Hours

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

### Contact Us

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