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RICS



Since 1989

Delightful 3 bedroom cosy cottage located in the popular semi-rural village of Capel Dewi, Aberystwyth.



Preswylfa, Capel Dewi, Aberystwyth, Ceredigion. SY23 3HS.

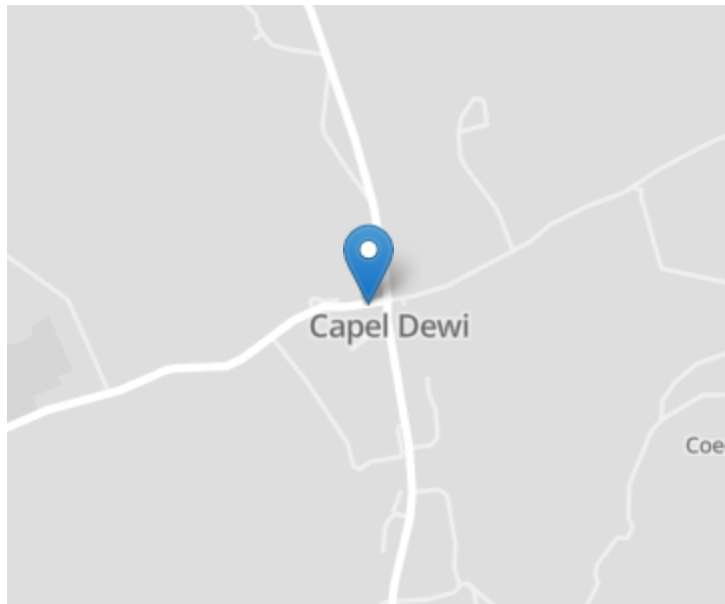
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£189,950

**** Attention first time buyers ** Perfect family home ** Delightful semi detached cottage ** 3 double bedrooms ** Character features ** Oil fired central heating ** Double glazing throughout ** Low maintenance rear garden ** Only 10 minute drive into Aberystwyth ****

The property comprises of - Front Vestibule, open plan lounge/dining room, kitchen, bathroom, 2x double bedrooms. First floor - loft principal bedroom.

The property is situated within the popular village of Capel Dewi being conveniently positioned near the larger town of Aberystwyth. The village relies on nearby Bow Street for its day to day needs including village shop, primary school, train connection and public houses. Aberystwyth provides a regional hospital, university, Welsh government and local authority offices, retails parks, supermarkets, industrial estate, 6th form college and secondary schools.



GROUND FLOOR

Front Vestibule

4' 9" x 3' 0" (1.45m x 0.91m) via recently installed composite door with glazed panel.

Open Plan Lounge / Dining Room

20' 4" x 14' 5" (6.20m x 4.39m) with engineered oak flooring, 2x double glazed window to front, 2 x central heating radiators, open fireplace (currently closed up) with brick surround, exposed beams to ceiling, wall lights, space for six seat dining table, stairs to first floor.



Kitchen

5' 8" x 14' 1" (1.73m x 4.29m) with a range of base of wall cupboard units, formica working surfaces above, stainless steel single drainer sink with hot and cold taps, Indesit electric fan assisted oven with four ring electric hob above, tiled splashback, plumbing for automatic washing machine, half glazed UPVC door to side, space for fridge freezer.





Rear Passage

8' 8" x 7' 7" (2.64m x 2.31m) with built-in cupboard. Space housing, the Worcester Combi oil fired boiler (installed in 2018), space for tumble dryer, central heating radiator.

Bathroom

8' 2" x 7' 0" (2.49m x 2.13m) A white suite comprising of a corner Jacuzzi bath with 'Brista' electric shower above, low-level flush WC, vanity unit with wash hand basin above, mixer taps, frosted window to rear, central heating radiator, PVC lined boards, tiled floor.



Rear Double Bedroom 1

14' 9" x 8' 2" (4.50m x 2.49m) double glazed window to rear and side, central heating radiator.



Double Bedroom 2

11' 7" x 10' 2" (3.53m x 3.10m) with double glazed window to side, central heating radiator.



FIRST FLOOR

Principle Bedroom 3

14' 2" x 18' 5" (4.32m x 5.61m) with laminate flooring, 2x dormer window to front, 2x dormer window to rear, central heating radiator, under eaves storage space.



EXTERNALLY

To the rear

is a pleasant enclosed rear garden, being south facing and low maintenance mainly laid to patio slabs with mature shrubs and flowers, flower beds, access path to side.



To the Front



Directions

Travelling from Aberystwyth East on the A44 towards Capel Bangor, after 2 miles you will get to a mini roundabout. Take the first junction towards 'Capel Dewi'. Follow this road for approx 1.5 miles until you get into the village of Capel Dewi. You will see a cross road, take the left junction and the property will be seen as the second property on the left identified by the agents 'for sale' board.

Services

We are advised the property benefits from mains water and electricity. Drainage via a septic tank. Oil fired central heating. Fibre optic broadband.

Tenure : Freehold.

Council tax band : D (Ceredigion Country Council)