

*5 Bedroom detached home set within large plot. Rhydyfelin near Aberystwyth - West Wales.*



Haere Mai, Rhydyfelin, Aberystwyth, Ceredigion. SY23 4QD.

£380,000

REF R/380,000

**\*\*Detached 5 bed dwelling\*\*** set within a large plot with wonderful countryside outlook **\*\*private parking\*\*** **\*\*garage\*\*** **\*\*In need of modernisation\*\*** **\*\*Convenient to local cycle paths and walking routes\*\*** **\*\*5 minutes drive to Aberystwyth town centre\*\*** **\*\*Peaceful and quiet location along a quiet country lane\*\*** **\*\*Potential to put your own stamp on the property\*\*** **\*\*in a sought after village, on the edge of Aberystwyth\*\*** **\*\*Ideal for family living\*\***.

The property is situated within the village of Rhydyfelin, in a convenient position on the southern fringes of the university town of Aberystwyth. The town of Aberystwyth offers a good level of local amenities and services including primary and secondary school education, university, regional hospital, welsh government and local authority offices, national library, Network rail connections, retail parks, industrial estates and good employment opportunities.



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## GENERAL

An impressive solid property constructed some 60 years ago within this large plot which offers ample amenity space within this sought after edge of town location.

Lies some 2 miles south of Aberystwyth town centre, the property is convenient to the cycle path and bus route.

The accommodation provides as follows -

## GROUND FLOOR

### Entrance Hall

Accessed via glass panel door, radiator, understairs storage area. Cloak cupboard linked to garage. Door into -

### Living Room

18' 3" x 11' 5" (5.56m x 3.48m) with large window to front allowing excellent natural light, french doors to side, stone fireplace and surround, radiator. Double glass doors leading through to -



### Dining Room

9' 5" x 11' 8" (2.87m x 3.56m) with rear window to garden, space for dining table, multiple sockets, radiator.



### Side Sitting Room

9' 5" x 16' 9" (2.87m x 5.11m) with rear window to garden, multiple sockets, radiator. This room has potential to be used as a study.



### Kitchen

9' 7" x 9' 9" (2.92m x 2.97m) with a white range of base and wall units with double stainless steel sink and drainer with mixer tap, zanussi double electric cooker, 4 ring hob, tiled splash back, fitted cupboards. Door into -



### Utility Room

11' 1" x 10' 7" (3.38m x 3.23m) with rear window and door to garden, plumbing for washing machine, houses the oil central heating boiler.

### Shower Room

5' 2" x 5' 6" (1.57m x 1.68m) with single wash hand basin, w.c. corner shower cubicle, heated towel rail, wall mounted electric heater.

## FIRST FLOOR

### Landing

With access to loft as well as access to useful under eaves storage area over the garage, wrapping towards the front of the house. Airing cupboard. Door into -

### Bedroom 1

8' 0" x 9' 6" (2.44m x 2.90m) with fitted wardrobes, radiator, multiple sockets, window to rear.



### Bedroom 2

9' 7" x 11' 7" (2.92m x 3.53m) a double bedroom, currently with 2 single beds, dual aspect windows to rear and side, fitted wardrobes, radiator, multiple sockets.



### Bedroom 3

10' 9" x 11' 7" (3.28m x 3.53m) a double bedroom, window to front, multiple sockets, radiator, fitted wardrobe.



### Bedroom 4

8' 2" x 7' 7" (2.49m x 2.31m) a double bedroom, window to front, multiple sockets, radiator.



### Bathroom

7' 9" x 5' 3" (2.36m x 1.60m) with a white suite including panelled bath, w.c. single wash hand basin, half tiled walls,

radiator. Fitted cupboard. Opaque glass window to front, towel rail.



### Bedroom 5

16' 9" x 9' 2" (5.11m x 2.79m) a double bedroom with window to rear, fitted wardrobes, vanity unit, radiator, multiple sockets.



### integral Garage

9' 3" x 17' 3" (2.82m x 5.26m) with up and over door to front, concrete base, multiple sockets.

## EXTERNALLY

### To the Front

The property is approached from an adjoining county road to a gated access with tarmacadamed vehicular driveway with access to garage and parking for 2 vehicles.

Large garden to front and side, predominately laid to lawn with mature trees, planting and shrubs.





### **To the Rear**

Rear paved patio with mature hedgerows to boundary.

Garden Shed.

### **MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.



### **VIEWING ARRANGEMENTS**

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



### **Services**

The property benefits from mains water, drainage and electricity. Oil fired central heating.

Council Tax Band F (Ceredigion County Council).

Tenure - Freehold.



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (48)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

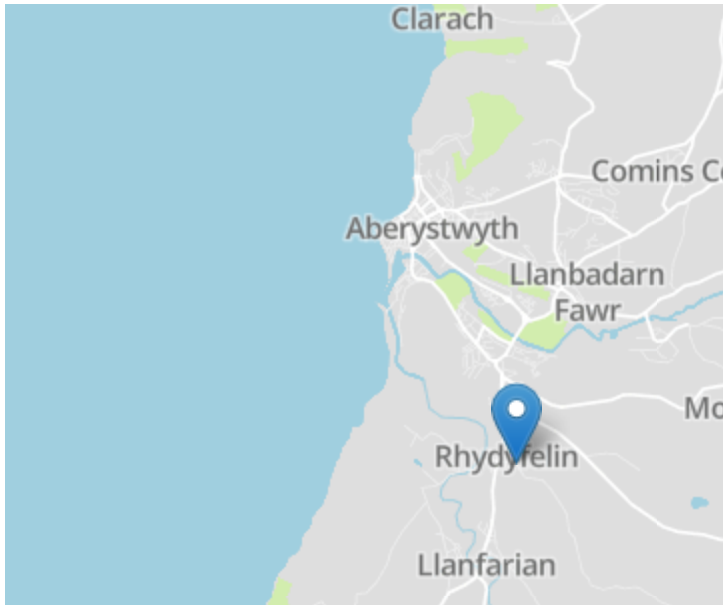
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No


**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



**Directions**

Travelling south from Aberystwyth at Penparcau, proceed along the A487 going down hill towards Rhydyfelin and as you exit the village of Rhydyfelin you will approach crossroads, please take the left hand turning and continue up the hill and around the bend and the property is located on the right hand side as identified by the agents for sale board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>62</b>
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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