

Spacious 3/4 Bed Semi Detached in Sought After Location. Aberystwyth. West Wales.



44 Maes Crugiau, Rhydyfelin, Aberystwyth, Ceredigion. SY23 4PP.

£395,000

R/4927/RD

****Attractive 3/4 Bed Semi Detached Property ** Sought After location ** Ideal family home** Excellent Living Space **Off Street Parking ** Close to Aberystwyth town centre** Spacious living accommodation ** Popular town location ****

A unique opportunity within this popular town and sought after address close to the university and hospital. The property is situated on the outskirts of Aberystwyth being conveniently positioned within walking distance of nearby amenities including university, hospital, Welsh government and local authority offices, playing fields and parks, town centre high street, local and national retailers, supermarkets, Network Rail and public transport connections and the seafront and promenade.



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GROUND FLOOR

Accommodation

The accommodation comprises of:

Entrance Hallway

6' 5" x 16' 2" (1.96m x 4.93m) accessed via glass panel uPVC door with radiator, understairs cupboard with W.C.



Lounge



11' 7" x 15' 1" (3.53m x 4.60m) with feature gas fire with marble surround, front window, multiple sockets, radiator, double glass doors into;

Kitchen / Dining Room



9' 6" x 18' 7" (2.90m x 5.66m) also accessible from the entrance hallway with light grey base and wall units, granite worktop, 1 1/2 stainless steel sink and drainer with mixer tap, Belling electric hobs with extractor over, oven and grill, tiled splashback, space for dining table, rear window to garden.

Conservatory





19' 7" x 10' 6" (5.97m x 3.20m) being 'L' shaped wrapping around the corner of the house with windows to all side and patio doors to garden with views towards the coast, tiled flooring, multiple sockets, TV point.

Utility Room



9' 9" x 5' 3" (2.97m x 1.60m) washing machine connection with separate Belfast sink, wall mounted gas boiler, door to garden, connecting to;

Garage

18' 0" x 9' 7" (5.49m x 2.92m) with up and over door, a range of oak effect base and wall units, multiple sockets.



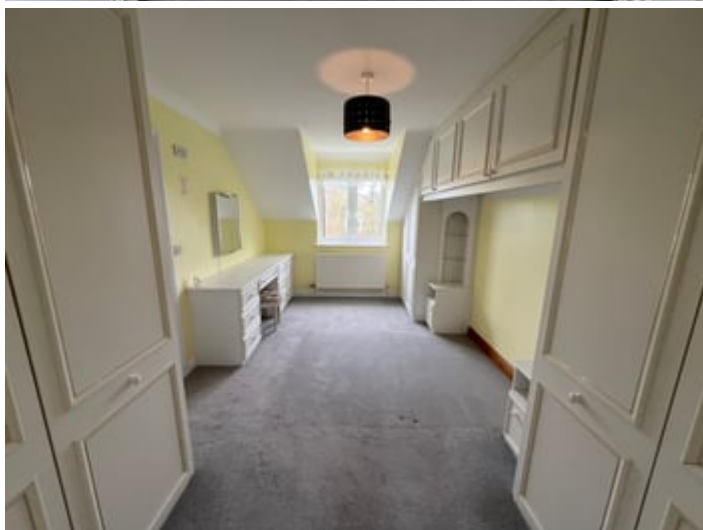
FIRST FLOOR

Landing

with access to loft.



Master Bedroom



9' 7" x 15' 4" (2.92m x 4.67m) double bedroom with a range of fitted wardrobes, radiator, multiple sockets, window to rear.

En-Suite



7' 6" x 9' 6" (2.29m x 2.90m) with Jacuzzi bath, single wash hand basin, W.C. front window, heater towel rail.

Bathroom

7' 3" x 6' 4" (2.21m x 1.93m) panel bath with shower over, W.C. single wash hand basin, heated towel rail, fully tiled walls.



Rear Bedroom 2



11' 8" x 10' 4" (3.56m x 3.15m) double bedroom, window to rear, multiple sockets, radiator.

Front Bedroom 3



14' 5" x 9' 2" (4.39m x 2.79m) double bedroom, window to front, multiple sockets, radiator.

Study



7' 6" x 9' 10" (2.29m x 3.00m) with window to front, range of fitted desks, side storage cupboard, multiple sockets.

EXTERNALLY

To The Front





The property is approached front the estate road into a tarmacadam driveway with space for 2 vehicles to park, front lawn and side footpath leading through to;

To The Rear





Enclosed garden area predominantly laid as a patio area with pockets of decorative gravel and corner lawn overlooking the adjoining countryside towards the coast.

MONEY LAUNDERING REGULATIONS

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.

SERVICES

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

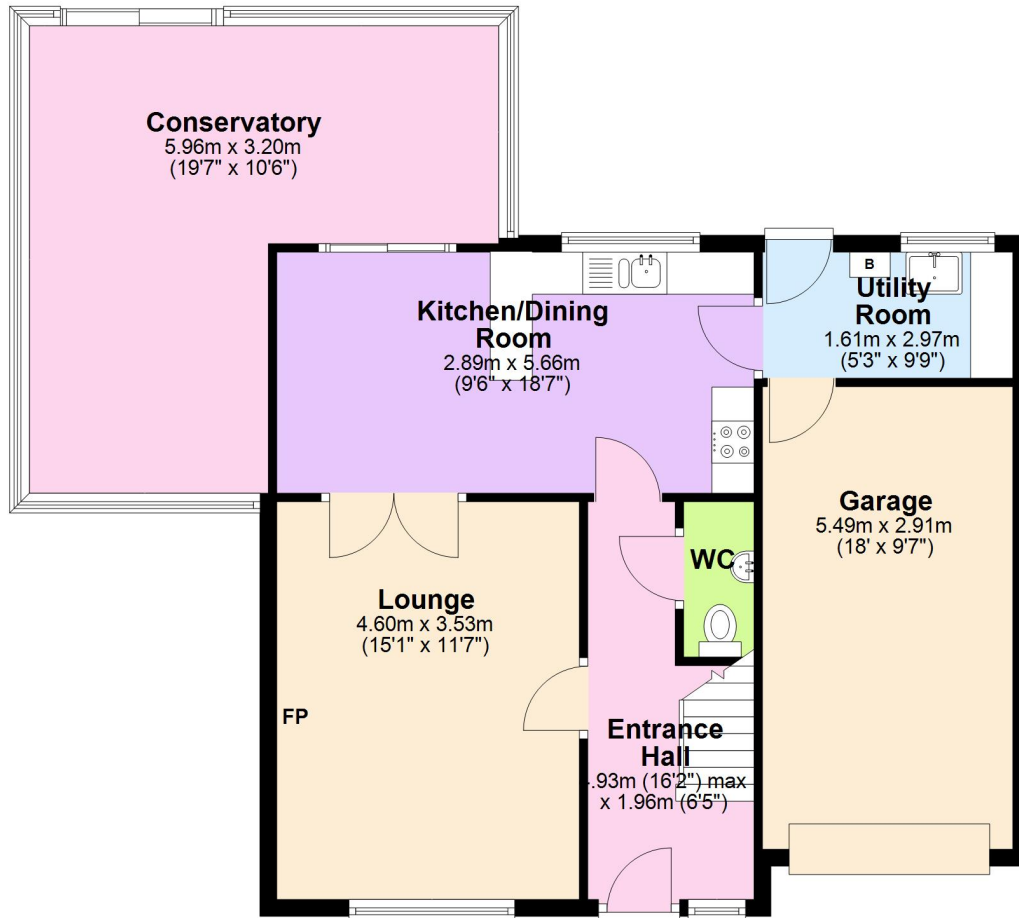
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Services

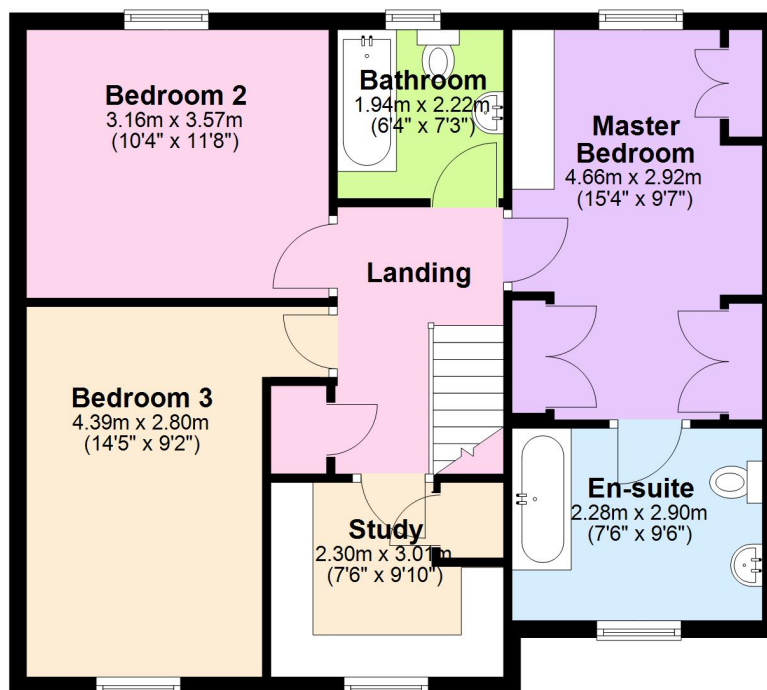
We are advised the property benefits from mains water, electricity and drainage. Mains gas central heating.

Council tax band E.

Ground Floor



First Floor



Total area: approx. 153.5 sq. metres (1652.6 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

44 Maes Crugiau, Rhydyfelin, Aberystwyth

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (77)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

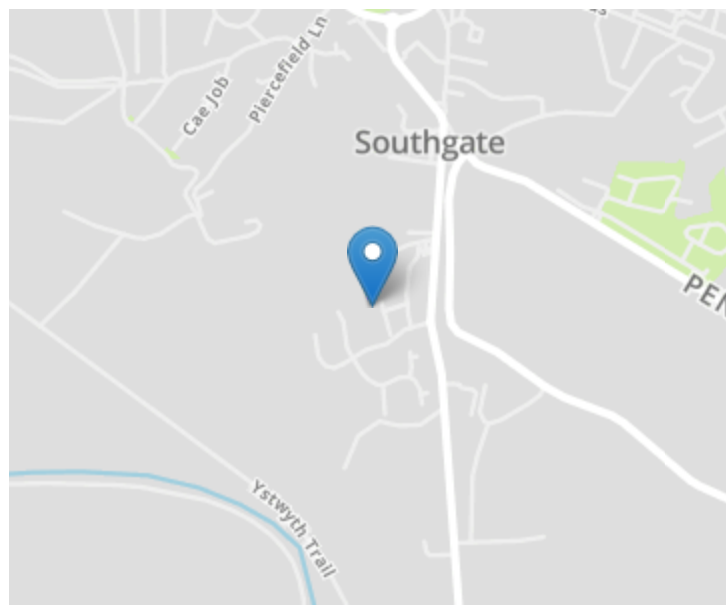
Any risk of coastal erosion? No

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 on the A487 through the Tollgate area proceed towards Rhydyfelin taking the right hand exit into Maes Crugiau. Proceed down to the bottom of the estate road taking the last entrance on the right hand side, continue along this area of the estate road to the turning head at the top and the property is located on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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