

Attention 1st Time Buyers. Comfortable 2 Bed semi detached home with private parking. Near Aberystwyth - West Wales.



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

£182,500

Ref R/4197/RD

****Attention 1st time buyers / Attention Investors!****Comfortable 2 Bed Semi Detached Home**Private Parking**Corner Plot with front and side garden area and private rear garden**Immaculately maintained and presented**Walking distance to local amenities**Popular edge of town location**A great opportunity for those seeking to get onto the housing ladder**

The property is situated within the Rhydyfelin area of Aberystwyth. Maesycrugiau Development is within walking distance to a local primary school, village shops and post office, community hall and excellent transport connectivity into Aberystwyth town centre. Aberystwyth offers a good level of services and facilities including regional hospital, university, national library, network rail connections, traditional high street offerings, retail parks, supermarkets, industrial estates and large scale employment opportunities.



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GROUND FLOOR

Entrance Hallway

Accessed via upvc glass panel door, wood effect flooring, radiator. Stairs to first floor.



Lounge

13' 4" x 12' 5" (4.06m x 3.78m) a comfortable living room with wood effect flooring, feature electric fire with timber surround, multiple sockets, radiator, understairs cupboard, window overlooking front garden area, glass door into -



Kitchen/Dining Room

7' 9" x 15' 8" (2.36m x 4.78m) with oak effect base and wall units, granite worktop, electric oven and grill, electric hobs with extractor over, recently installed dishwasher, sink with mixer tap, gas wall mounted boiler, slate flooring, space for free standing fridge freezer, space for 4+ persons dining table, radiator, sliding patio door to garden area.





FIRST FLOOR

Landing

With access to loft. Airing cupboard.

Front Bedroom 1

12' 6" x 10' 9" (3.81m x 3.28m) a double bedroom, window to front, fitted cupboards, multiple sockets. TV point, radiator.



Rear Bedroom 2

12' 1" x 7' 2" (3.68m x 2.18m) a double bedroom, window to rear, multiple sockets, radiator.



Bathroom

6' 4" x 8' 1" (1.93m x 2.46m) with a White bathroom suite including panelled bath with shower over, heated towel rail, single wash hand basin, w.c. slate flooring, rear window.



EXTERNALLY

To the Front

The property is approached from the adopted estate road into a front parking forecourt with space for 2 vehicles to park comfortably. Footpath leading to front and side lawned area and footpath leading to rear garden area.





To the Rear

Rear patio area extending from the kitchen and dining area with steps leading up to a raised area laid to lawn and continuing steps up to a feature raised decking area providing a useful play space and entertainment area with side storage shed.



TENURE

The property is of Freehold Tenure.

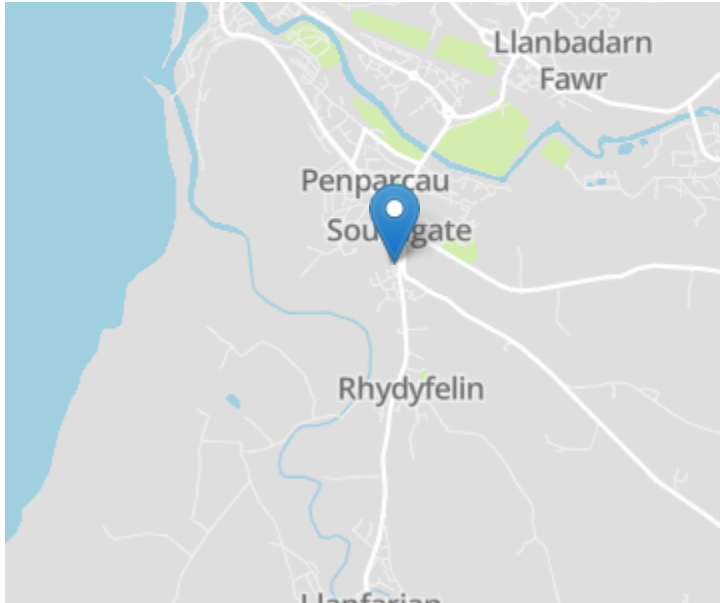
MONEY LAUNDERING

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.

Services

We are advised the property benefits from Mains Water, Electricity and Drainage. Mains Gas Central Heating.

Council Tax Band -D (Ceredigion County Council).



Directions

From Southgate Aberystwyth head south on the A487 and after some 500 yards turn right into Maescrugiau taking the immediate right hand exit once you enter the estate and continue along this road for approximately 50 yards and the property is located on the right hand side.

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

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