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Since 1989

Immaculately Presented 3 bedroom Semi Detached property. Waunfawr, Aberystwyth.



32 Erw Goch, Waunfawr, Aberystwyth, Ceredigion. SY23 3AZ.

Ref R/3630/ID (OFFERS OVER) -

£249,999

**** Immaculately presented semi detached property located in the popular locality of Waunfawr ** Recently modernised throughout ** New Kitchen and bathroom ** New laminate flooring throughout ** Rear and front garden ** Single garage ** Tarmac driveway with parking for up to 3 cars ** Double glazing and gas fired central heating ****

The property comprises of entrance hall, lounge, rear kitchen/dining room, cloakroom. First floor - 2 double bedrooms, 1 single bedroom, bathroom.

Erw Goch is a popular select residential estate at Waunfawr, undoubtedly one of the most sought after residential areas just north of the coastal, university and administrative centre of Aberystwyth with nearby facilities including post office, supermarket, grocery shop, chip shop and secondary school. Also regular bus service to Aberystwyth town.



Ground Floor

Front vestibule

6' 7" x 2' 8" (2.01m x 0.81m) Via half glazed UPVC door, double glazed units.

Entrance Hall

7' 0" x 9' 3" (2.13m x 2.82m) with laminate flooring, central heating radiator, stairs to first floor.



Front Lounge

17' 6" x 13' 6" (5.33m x 4.11m) Spacious front lounge with double glazed window to front, central heating radiator, electric fireplace, laminate flooring, wall lights.



Open Plan Kitchen / Dining room

12' 9" x 17' 0" (3.89m x 5.18m) Open plan room with range of modern white base and wall cupboard units, Formica working surfaces above, electric fan assisted oven, 4 ring electric hob, extractor hood, inset single drainer sink, laminate flooring, sliding door out on to rear patio, spotlights to ceiling, central heating radiator, double glazed window to rear.



Cloakroom

With low-level flush WC, pedestal wash hand basin.



First Floor

Central Landing

7' 0" x 10' 7" (2.13m x 3.23m) Double glazed window to side, access hatch to loft, airing cupboard housing the Vaillant gas combi boiler.



Modern Bathroom

6' 6" x 5' 6" (1.98m x 1.68m) A modern white suite comprising of a 'P' shaped panelled bath with power shower above, waterfall hot and cold taps, vanity unit with wash hand basin above, dual flush WC, central heating radiator, frosted window to rear.



Rear Double Bedroom 1

10' 1" x 9' 9" (3.07m x 2.97m) Double glazed window to rear, lovely views over Waunfawr, central heating radiator, mirrored cupboard unit, laminate flooring.



Front Double Bedroom 2

12' 8" x 10' 1" (3.86m x 3.07m) With double glazed window to front, central heating radiator, built in cupboard.





Front Bedroom 3

6' 7" x 8' 8" (2.01m x 2.64m) Double glazed window to front, central heating radiator, built in cupboard.



Externally

To the rear

Is a pleasant enclosed rear garden with patio area laid to slabs, ample lawn area, raised flower beds to boundary, mature hedge to boundary giving a sense of privacy.



Outhouse / Utility Room

8' 5" x 5' 2" (2.57m x 1.57m) plumbing for automatic washing machine, ceramic tiled flooring, outside WC.

Garage

18' 1" x 9' 0" (5.51m x 2.74m) with a new up and over door, concrete flooring, power, connected.

To The Front

Tarmac driveway with parking for up to 3 cars, front forecourt laid to lawn with flowers and shrubs to boundary.



Services

We are advised the property benefits from mains water, electricity and drainage. Mains gas central heating. Freehold. Council tax band 'E'.

Directions

Travelling from Aberystwyth up Penglais Hill (A487) turn right onto Waunfawr. Keep on this road passing Penglais School and you will see the turning to Erwgoch on the left. Turn into Erw Goch estate and you will see number 32 as the 8th property on the right.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	