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EST. 1989

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Local knowledge, National coverage

Attention 1st time buyers. Attention investors. 3 bed semi-detached home set within large plot. Llanafan. Near Aberystwyth. West Wales.









5 Gwel Ystwyth, Llanafan, Aberystwyth, Ceredigion. SY23 4BH.

£270,000

R/5348/RD

** Attention 1st time buyers ** Attention investors ** 3 bed semi-detached home ** Ideal opportunity to get on the housing ladder ** Set within a commodious plot ** Large private rear garden** Modern kitchen and bathroom ** Off-road communal parking** Countryside outlook ** AN OPPORTUNITY NOT TO BE MISSED **

The property is located 9 miles inland from Aberystwyth towards the upper reaches of the scenic Ystwyth Valley. The village of Llanafan is a mile travelling distance and the rural village of Pontrhydfendigaid is 5 miles further inland. Aberystwyth is the largest town in Ceredigion. The town offers a good level of local amenities and services including primary, secondary and sixth form education as well as university, regional hospital, national library, Welsh government and local authority offices, retail parks, industrial estates, traditional high street offerings, supermarkets, good standard of leisure facilities and famous promenade.

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GROUND FLOOR

Entrance Hallway

Stairs to first floor, laminated floor, radiator. Door into;

Living Room

11'1 x 18' (3.38m x 5.49m) Feature fireplace with slate hearth, radiator, window to fore and rear with rural views.





Kitchen/Dining Room

3'4 x 18'4 (4.06m x 5.59m) Modern fitted base and eye level unit with fitted electric double oven, concealed dishwasher and 4 ring hob. Single drainer stainless steel sink unit with mixer tap. Stainless steel extractor hood, tiled splash back, understairs cupboard. Laminated floor. Windows to fore and rear.







Utility Room

12'1 x 14'6 max (3.68m x 4.42m max) L shaped in nature. Free standing Worcester oil fired central heating boiler. Water purifying system. Base and eye level units. Shelving. Single drainer sink unit with mixer tap. Plumbing for white goods. Window to fore and side



FIRST FLOOR

Landing

Bedroom 1

8'9 x 7'7 (2.67m x 2.31m) Window to rear, radiator. Fitted cupboard.



Bedroom 2

10' x 12' (3.05m x 3.66m) Window to fore, radiator. Fitted cupboard.



Bedroom 3

11'9 x 10'2 (3.58m x 3.10m) Fitted cupboard and airing cupboard with copper hot water cylinder, radiator, window to front.



Bathroom

7'3 x 5'8 (2.21m x 1.73m) with w.c. washbasin set in bathroom furniture, bath with Triton shower over and screen. Heated towel rail. Part tiled, obscured window to rear.



EXTERNALLY

Garden and Grounds

Gwel Ystwyth has the benefit of well looked after grounds with large garden to both fore and rear.

The gardens are mainly laid to lawn with garden sheds, greenhouse shrubs and fruit trees.







Garage

A single terraces garage (2nd from top end) is also included in the sale. The garage is located nearby.

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.

VIEWING ARRANGEMENTS

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'.

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

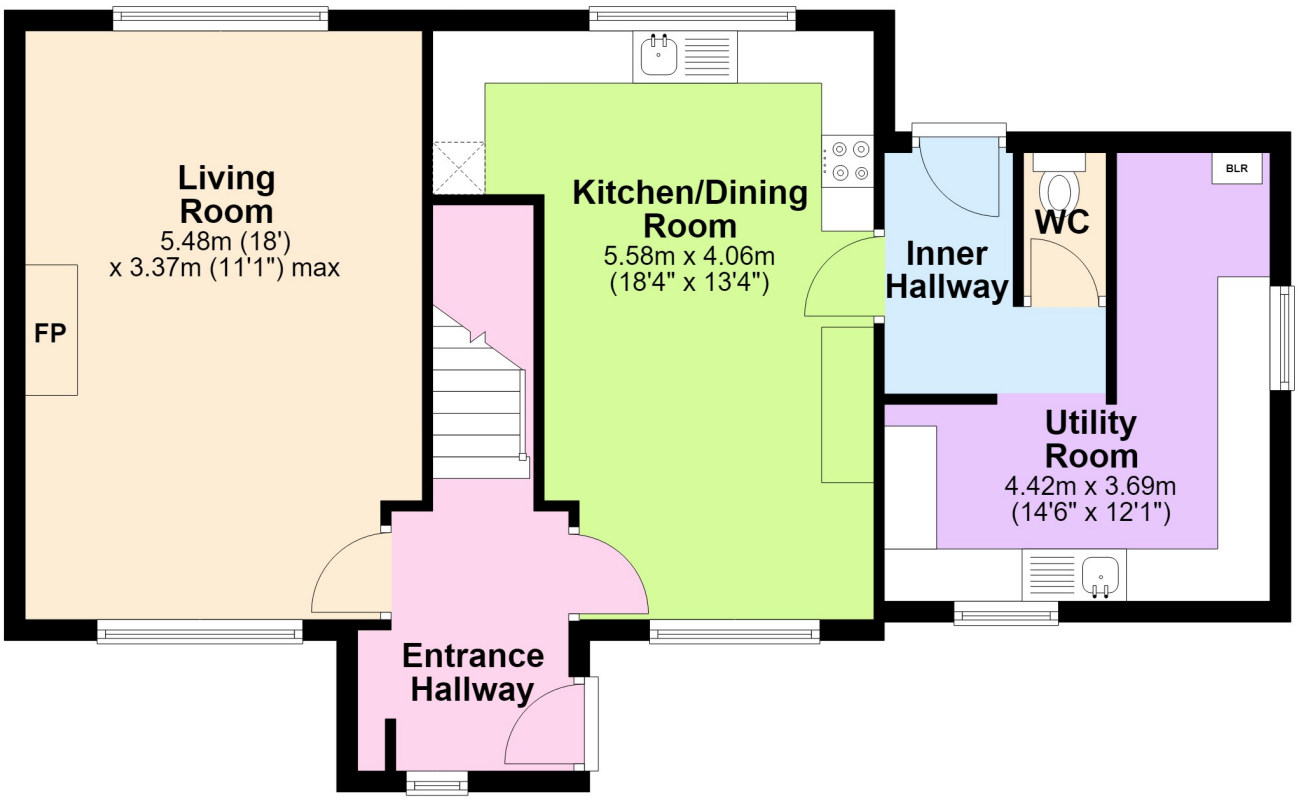
Services

The property benefits from a shared private water supply with the other nearby properties. Private drainage to a joint septic tank (Approximate cost is around £60 per annum per property) Oil fired central heating.

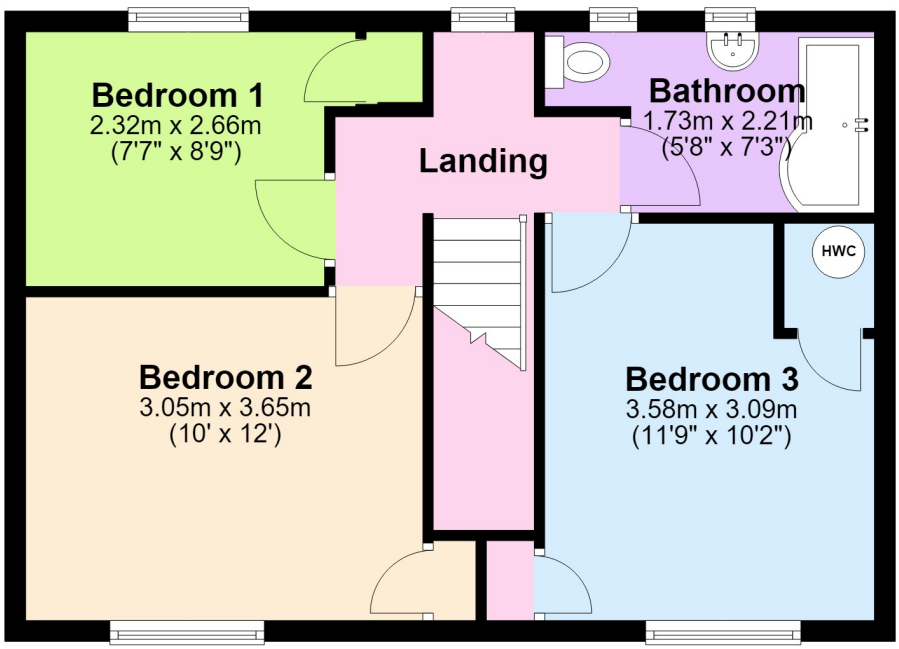
Tenure - Freehold.

Council Tax - D (Ceredigion County Council).

Ground Floor



First Floor



Total area: approx. 107.8 sq. metres (1160.7 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.

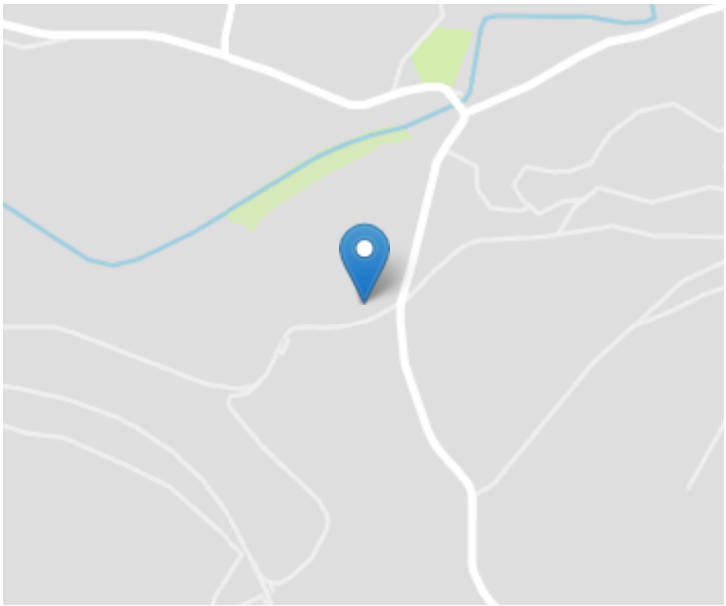
5 Gwel Ystwyth, Llanafan, Aberystwyth

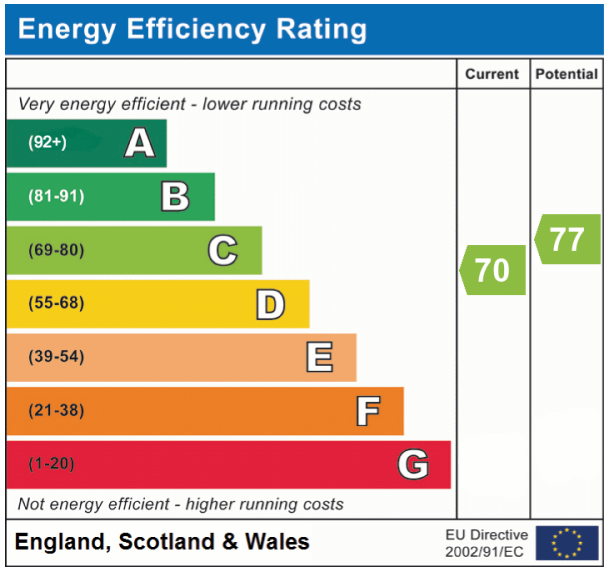
MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Communal.
Heating Sources: Central. Oil.
Electricity Supply: Mains Supply.
Water Supply: Private Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: C (70)
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

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Directions

From Aberystwyth take he A487 trunk road South to Penparcau. Fork left on to the A4120 Devils Bridge Road and immediately right on to the B4340 Pontrhydfendigaid Road. Proceed through New Cross and Abermagwr for a further few miles. Proceed over the bridge towards Pontrhydfendigaid before turning right after approx. 1/4 of a mile and the property is the first property on your right hand side.

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

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