



**MAES CRUGIAU, RHYDYFELIN, ABERYSTWYTH, SY23 4PP**

**£250,000** ASKING PRICE

A modern 3 bedroom, semi-detached property situated on a corner plot, in the popular Maes Crugiau residential estate approximately 1 mile South of the University Town of Aberystwyth.

The property comprises of 3 bedrooms, lounge, fitted kitchen/dining room, bathroom/WC with shower above bath, ground floor W.C. on drive parking and garden to the rear with decked area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FOR SALE**



## SITUATION

The property is located in a highly desirable location within walking distance of convenience stores, post office and takeaways in the nearby village of Penparcau.

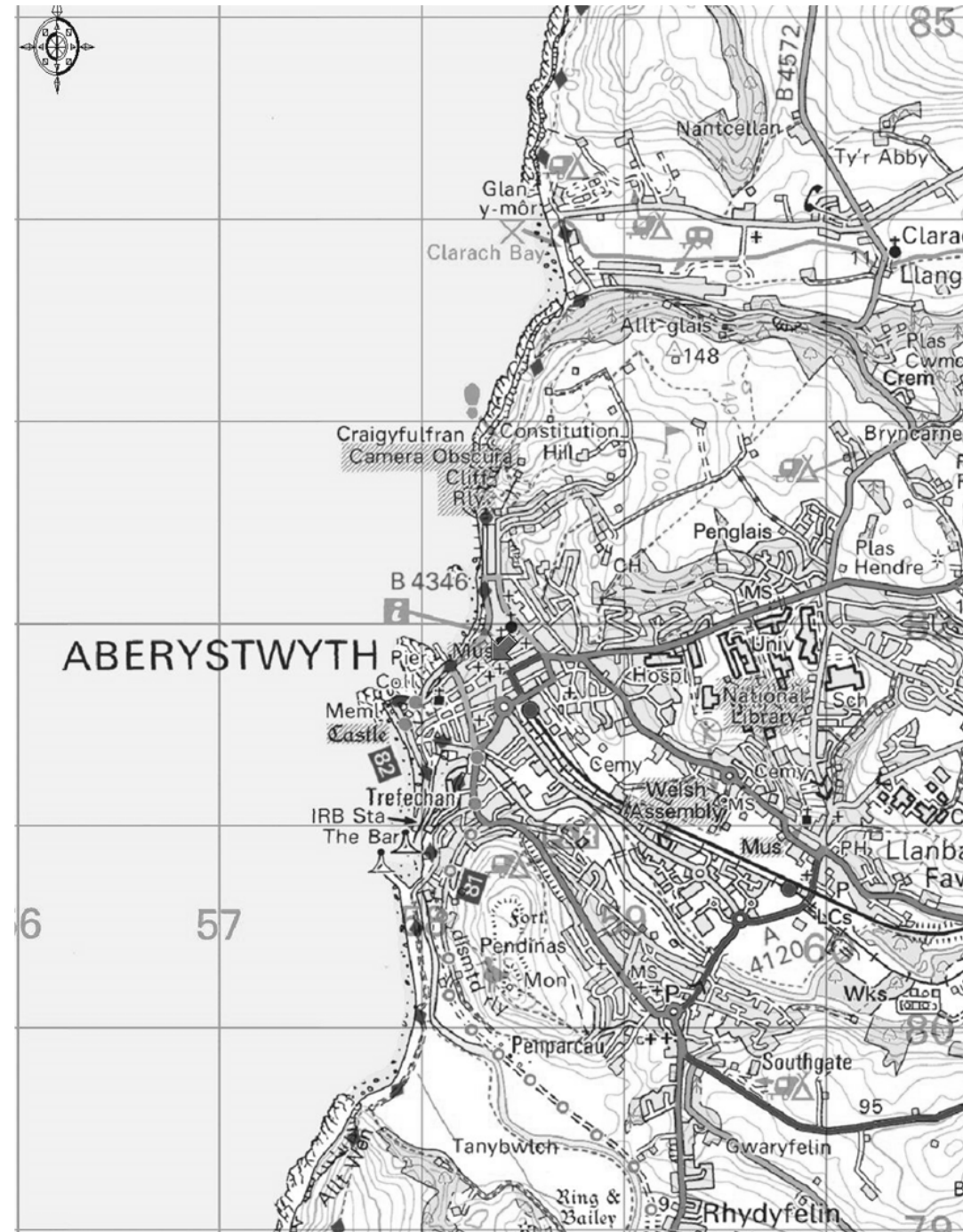
As the largest town in Mid Wales Aberystwyth benefits from The Welsh Assembly Government Offices, The National Library Of Wales, Aberystwyth University, Bronglais Hospital, education in both English and Welsh mediums and public transport links out of Aberystwyth.

## CONSTRUCTION

Traditionally constructed of brick/block cavity under a slated roof. The property is part rendered.

## AGENTS COMMENT

The property is a perfect family home or as an investment opportunity. The property has until recently been let and would easily re-let to provide a steady income.





## GROUND FLOOR

### ENTRANCE HALL

With stairs leading to first floor.  
Access to Lounge, kitchen and under stairs WC

### LOUNGE

4.8m x 3.6m  
With window to the fore and a range of power points. Double doors accessing kitchen / dining room.

### KITCHEN/DINER

5.7m x 2.9m  
Fitted units with integral hob, new oven, new washing machine, and a newly installed Worcester boiler.  
External access side of house.  
Windows overlooking rear garden.  
Sliding doors to rear garden.

### Ground Floor W.C.

W.C. and wash hand basin

## FIRST FLOOR

### FAMILY BATHROOM

With window to rear comprising WC, wash hand basin and bath with shower above.

### BEDROOM 1 (Rear)

3.6m x 3.2m  
With window to the rear and a range of power points.

### BEDROOM 2 (front right)

4.5m x 3.6m  
With window to the fore and a range of power points.

### BEDROOM 3

2.9m x 2.4m  
With window to the fore and a range of power points. Built in cupboard.

## EXTERNALLY

The property is situated on a corner plot, in the Maes Crugiau development. There is a tarmac drive with lawned area to the front & rear. Pathway leading to the rear of the property through access gate.

## SERVICES

Chain | No chain  
Tenure | Freehold

Heating | Gas Central Heating  
EPC | 76 (C)

Electric | Mains

Water | Mains

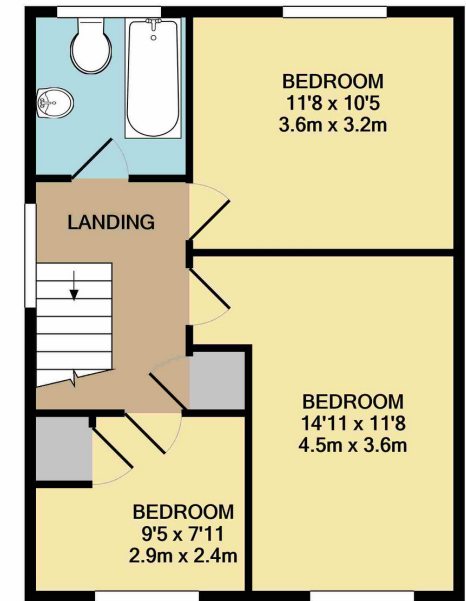
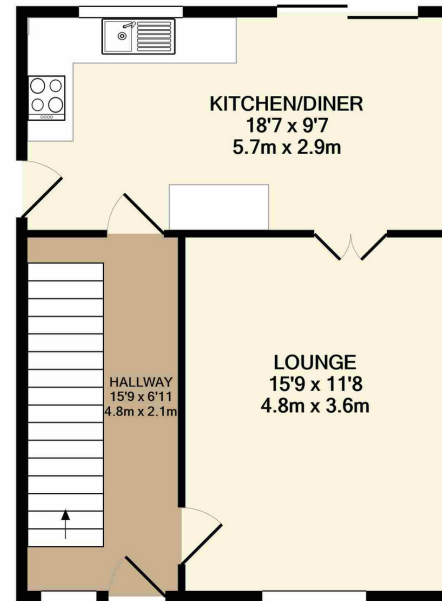
Sewerage | Mains

Telephone | BT

Tax Band | Band D £1,867.62 2022/23

\*NB. Photos and video used have been taken in July 2020 prior to current tenants taking occupation and are for reference only.





GROUND FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

## VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

**T**| 01970 625333

**E**| mail@philipevans.com

**IMPORTANT NOTICE** | Any intending purchasers will be required to produce identification to prove their identity within the terms of the Money Laundering Regulations. This may include a copy of your passport/ photo driving license and a recent utility bill. Philip Evans Estates will also require sight of proof of funds prior to the Notification of Sale being sent to Solicitors.

Philip Evans Estates and its clients give notice that 1| They are not authorised to make or give any representations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise. 2| Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Philip Evans Estates has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

