



Llanfarian

£190,000



Ceredigion

An extremely generous sized semi-detached house in the heart of Llanfarian. Recently renovated and ready to move straight into! With three double bedrooms, loft room, open plan living and diner, separate kitchen and fantastic garden, this one is not to be missed. Perfect for first time buyers and growing families. Located near primary and secondary schools.

- THREE SIGNIFICANT BEDROOMS
- LOFT ROOM *POTENTIAL FOR BEDROOM*
- RENOVATED & MODERNISED THROUGHOUT
- OIL CENTRAL HEATING
- EXTENSIVE GARDEN!
- PERFECT FOR GROWING FAMILIES
- NEAR PRIMARY / SECONDARY SCHOOL

Cambrian Chambers
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Ceredigion
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Call 01970 636000 to arrange a viewing

MAES ISFRYN

Are you looking for plenty of garden space and a home to make truly special? If so, this would be the ideal property for you. With three bedrooms, two reception rooms and only 5-10 minutes to Aberystwyth town, book your viewing now.

PROPERTY COMPRISES

Located in Llanfarian, 5 minutes into Aberystwyth town. Number 21 Maes Isfryn has had extensive refurbishment work to it including - brand new kitchen with new ceiling, floor, lighting, cooker, extractor etc. New flooring throughout the property, cosmetic interior and exterior, loft insulation, new shed roof on the lean-to, re-landscaped garden to the front and rear. The property is heated via Oil Central Heating which was put in place in 2018 and all main services are connected. Unless expressly stated, all the rooms have a range of power points. Council Tax Band D.

ENTRANCE HALL

11' 11" x 5' 9" (3.65m x 1.77m) Sizeable entrance hallway, enough space for coats, shoes and belongings. Black and white checkered tiled flooring, with carpeted stairs first floor. Under-stair storage, currently utilised as a "mini cinema" for the little ones. Door to open plan living.

OPEN PLAN LIVING / DINER

24' 7" x 12' 1" (7.50m x 3.69m) The lounge and dining are open plan, creating an inviting living space. The whole room has been neutrally painted and benefits from new lino flooring throughout. Sizeable window to the front and sliding doors to the rear, letting in natural lighting that

reflects off the white walls. The fireplace is lined and can fit log burner if the next owner wishes to have one. The dining area provides a range of built in shelves between the grooves which is perfect for extra storage.

UTILITY ROOM

10' 2" x 6' 2" (3.10m x 1.90m) An area that could be utilised as a study, place for a table or even downstairs WC as the current owners had the plumbing facilities to do so. Bright and airy, tiled flooring, currently housing the fridge freezer, doorway to kitchen.

KITCHEN / BREAKFAST AREA

11' 8" x 9' 2" (3.57m x 2.80m) Two years old, the kitchen has been completely renovated with electric Beko hob and cooker. Range of base and eye level units with roll top worktop over and breakfast bar. Fitted with brand new spotlights and windows to rear, side and front. - making the area extremely light. Tiled flooring and single bowl stainless steel inset round sink.

LEAN TO SHED

11' 6" x 10' 2" (3.51m x 3.10m) Fitted with a brand new roof and fully electrical. Plumbing for washing machine and dryer. A shed that has all the essentials for any workshop / storage area. Two doors either side, one to the side of the property round to the front and the other access to the rear garden.

FIRST FLOOR

Carpeted stairs up to the first floor, landing provides access to loft room. Stair spindle with rustic twist!





MASTER BEDROOM

14' 11" x 9' 7" (4.56m x 2.93m) Of a very generous size, this master is neutrally decorated and provides not only a ray of space, but has fantastic views of the rear garden and built in wardrobe.

BEDROOM TWO

12' 0" x 9' 7" (3.67m x 2.93m) Another generous sized bedroom, currently utilised as the childrens bedroom, housing a cot and single bed. Large window overlooking the front of the property.

BEDROOM THREE

6' 5" x 8' 2" (1.97m x 2.50m) Window to side. Neutrally decorated room, currently housing a king sized bed.

BATHROOM

6' 7" x 5' 9" (2.03m x 1.77m) Comprising white suite. Bathtub with Triton electric shower over. Hand wash basin with privacy glass window. Low flush WC.

LOFT ROOM

16' 4" x 16' 4" (5m x 5m) Newly renovated with new insulation, velux window and electrical points. Carpeted throughout. Could be transformed into what ever the next owner wishes.

OUTSIDE OF PROPERTY

An added spectacular asset to the property is the exterior. The rear provides an array of space including a patio area, lawned area, space for trampoline, sheds and chickens. The current owners have paid much love and attention to the garden, re-landscaping both the rear and the front. A garden fit for a growing family.







VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

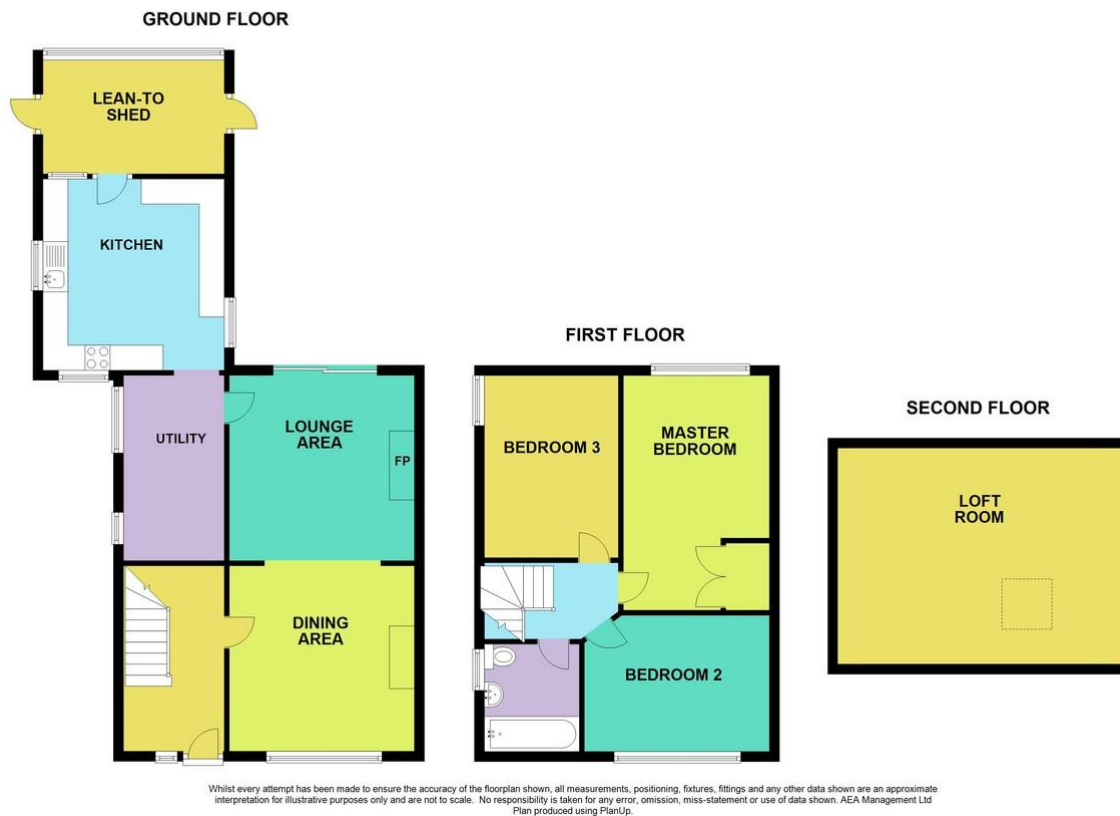
IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2020 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

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**Local Authority**

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

TBC

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

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