

MSPROPERTIES

ESTATE AGENCY

Solario, Rhydyfelin, SY23 4QB

GUIDE PRICE £399,950

FOR SALE / AR WERTH



Property Features:

- 4/5 Bedrooms
- Modern Fitted Kitchen
- 2 Miles from Aberystwyth
- 2 Reception Rooms
- Detached Freehold
- Landscaped Garden
- Integral Garage
- Popular Location

Description

A freehold detached 4/5 bedroom house with 2 reception rooms, garage and garden to front and rear. In the sought after village of Rhydyfelin some 2 miles distance of the University town of Aberystwyth and level walking distance along the cycle and coastal pathway into town.

DESCRIPTION

The property is situated some 2 miles south of Aberystwyth. The University town and seaside resort of Aberystwyth offers excellent social, educational and shopping facilities with public transport to all parts. Rhydyfelin is a popular commuter village with access onto the Ystwyth bike trail for access into Aberystwyth around the foot of Pendinas hill. The property was built early 1960s of traditional brick walls with mainly rendered external elevations.

The main walls support a pitched roof laid with concrete interlocking tiles. Windows are of replacement uPVC double glazed type.

Floor Plan



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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 12522

Ground Floor:

The accommodation comprises as follows:
Recess Storm Porch uPVC double glazed entrance door with matching side screen leading to:

Hall :

Panelled radiator. Twin power points. Stairs to first floor. Under stairs storage cupboard. Doors to:

Lounge: 4.64m (15'3") x 4.45m (14'8")
Picture window Box bay to front. 2 double-panelled radiators. Stone-built fireplace surround with hearth. Alcove fitted cupboard. 2 twin power points.

Kitchen: 3.96m (13'0") x 2.60m (8'7")
Range of fitted base and eye level units comprising: 5 base cupboards, 5 drawer cupboards, 2 pan drawers and 4 wall cupboards. Worktops incorporating 4-ring ceramic hob. Single drainer stainless steel sink. Power points. Cooker control with power point. Mid-mounted electric oven.

Rear Entrance Hall:

with uPVC double glazed door to outside rear.
Door to cloak cupboard.

Dining Room : 4.00m (13'2") x 3.59m (11'10")
Window to rear. Double panelled radiator. 2 twin power points.

Shower Room:

Shower cubicle. Pedestal wash hand basin. Low flush WC. Extractor fan. Panelled radiator. Plumbing for automatic washing machine.

Rear Bedroom : 4.10m (13'6") x 3.67m (12'1")
Window to front and rear. 2 panelled radiators.
Connecting door to:

Central Landing:

Single power point. Access hatch to loft space.
Doors to:

Front Bedroom : 3.45m (11'4") x 2.88m (9'6")
Window to front. Panelled radiator. 2 single power points. Vanity wash hand basin. Fitted wardrobes.



Second Rear Bedroom : 4.28m (14'1") x 3.60m (11'10")

Window to rear. Double panelled radiator. 2 twin power points.

Second Front Bedroom : 3.62m (11'11") x 3.60m (11'10")

Double panelled radiator. Built-in double wardrobe. Twin power point.

Bedroom 5/Office : 3.45m (11'4") x 2.54m (8'4")

Window to front. Panelled radiator. Twin power point. Built-in wardrobe.

Bathroom:

Panelled bath. Low flush WC. Pedestal wash hand basin. Wall-mounted electric heater.

Outside:

Mature garden to front with vehicular driveway leading to garage and pedestrian access to side leading to rear garden, mainly laid to lawn, with flowering trees and shrubs. PVC oil tank with door to boiler cupboard housing oil-fired boiler which heats hot water and central heating.

Services:

Mains electric, water and drainage. Oil-fired central heating system. Telephone subject to BT terms and conditions.

General:

This is a well maintained house which offers superb size accommodation for couples or families of all groups. The property occupies a mature plot on a private cul-de-sac and within level walking distance around the foot of Pendinas Hill into town some 1.5 miles walk. Freehold.

Viewings:

All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

Important Information:

ANTI-MONEY LAUNDERING REGULATIONS
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.



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92- A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92- A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	42	75	65
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	