

MSPROPERTIES

ESTATE AGENCY

94, Maesceinion, SY23 3QQ

GUIDE PRICE £455,000

FOR SALE / AR WERTH



Property Features:

- 4 Bedrooms
- Re-wired & re-plumbed
- Modern & High Specifications
- Gas Fired Central Heating
- Detached
- Ample Parking
- Private Garden
- Viewing Recommended

Description

A rare opportunity to purchase a well presented modern spacious 4 bedroom detached property in the very popular and sought after Maesceinion on Waunfawr. The property is situated within walking distance of the Sea-side town of Aberystwyth, offering a range of services and facilities including: hospital, supermarkets, high street brands, local primary and secondary schools and excellent transport links. Waunfawr benefits from being within walking distance from The University, Bronglais Hospital, Penglais Secondary school as well as a local Post Office, Supermarket, Subway and Fish & Chip Shop.

The locality is considered to be one of the most desirable residential areas in Aberystwyth, as it is close to the town and is surrounded by pleasant rural countryside.

The Ground floor of this detached family home offers; W.C, large living room with double oak glazed doors to the modern Kitchen/Diner, sun room/conservatory, Utility Room, and Detached double garage. Whilst the 1st Floor offers 4 large double Bedrooms, all with built in wardrobes/storage including a master with modern en-suite, large Sharps fitted wardrobe and a family Bathroom with large low level shower cubicle. This detached property offers ample space with open views over the rear garden overlooking the park/green land to the rear. The property benefits from gas central heating, double glazed windows thought out, spacious front & rear garden, good sized drive way and detached double garage located at the rear of the property.

Agents comments: This property has had extensive works to include re-wire, full re-plumbing, new

Floor Plan



Porch:

Provides main entrance into the property via uPVC composite door.

Hallway : 2.41m (7'11") x 3.75m (12'4")

Accessed via uPVC composite door. Spacious hallway with herringbone flooring, Oak doors, under-stairs cupboard, Radiator and multiple sockets. Provides access to Living Room, Kitchen and W.C. Stairs leading to First Floor.

Living Room: 4.68m (15'5") x 7.42m (24'5")

Large living room located at the front of the property. This fantastic living space offers multiple brushed steel sockets, Wall set Gas Fire, Radiators, Windows to the front and provides access to the open plan kitchen/dining room via double glass oak doors.

Kitchen/Diner: 3.00m (9'11") x 4.12m (13'7")

Spacious modern kitchen located at the rear of the property accessed via Hallway and Lounge. Offering Gray Gloss Wall and Floor units with curved handleless doors and Quartz worktops, Breakfast bar, multiple brushed steel sockets, Stainless steel under worktop sink, Large 5 burner Smeg Gas hob, with designer stainless extractor fan above, 2x integrated Smeg Ovens & Grill, Inter-grated dishwasher, Inter-grated full height Fridge and separate freezer. Benefits from pantry, large window to rear, oak doors, and tiled Walls. Double oak doors leading to:

Sun Room/Conservatory: 2.55m (8'5") x 2.27m (7'6")

Accessed via Kitchen/Diner. A great-sized sunroom or Dining Area, offering fantastic natural light with windows on both sides and a Roof Lantern, tiles floor, ample brushed steel sockets, and 3-pane aluminium bifold doors leading to the rear garden.

Utility Room: 2.37m (7'10") x 1.36m (4'6")

Accessed via Kitchen. Worcester Bosch Gas Combi Boiler, space for washing machine and tumble dryer, matching kitchen cupboard.

W.C:

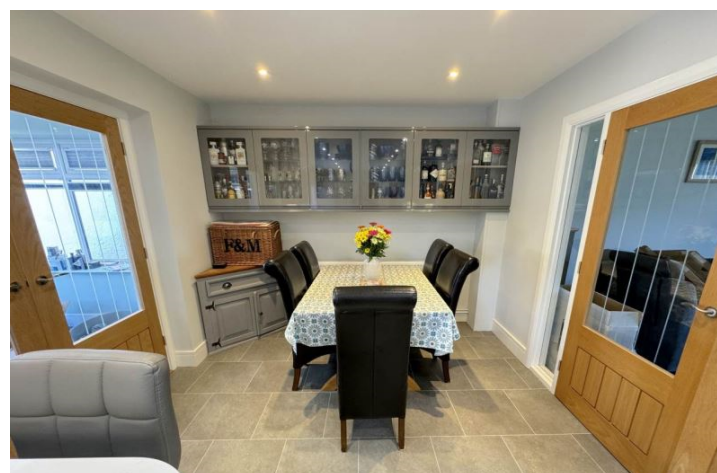
Down stairs w.c accessed via Hallway. Offers Vanity hand wash basin and W.C.

Landing: 1.71m (5'8") x 0.71m (2'4")

Oak banister and spindles with LED stairs leading from Ground floor. Good size landing providing access to all rooms on 1st Floor. Benefits from electric sockets and provides access to attic via drop down ladder:

Shower Room: 2.87m (9'5") x 2.00m (6'7")

Spacious shower room located at the rear of the property. Offers large low level shower cubicle



with large rain shower head, low level WC, Vanity wash hand basin, storage cupboard, obscured glass window to side, radiator and designer towel rail.

Master Bedroom: 3.33m (11'0") x 4.58m (15'1")

Large Master bedroom located at the front of the property offering fantastic space, radiator, multiple sockets, recently installed SHARPS built in wardrobes and large window to front.

Links to:-

En-Suite: 2.96m (9'9") x 3.33m (11'0")

Spacious modern en-suite offering Spa Bath with tiled inset-shelf, built in waterproof TV, W.C., Double sinks with built-in vanity draws, tiled walls, smart mirror with shaver point, anti-steam technology and built-in Bluetooth speaker. Upvc Window to the side. Radiator and heated towel rail.

Bedroom 2: 3.33m (11'0") x 3.79m (12'6")
Double sized bedroom located at the front of the property offering a built in Storage cupboard, 2 radiators, multiple sockets and 2 windows to front.

Bedroom 3: 2.65m (8'9") x 3.98m (13'1")
Good Sized bedroom located at the rear of the property. Offers fantastic views over the park, built in sliding wardrobe with mirror doors, radiator and multiple sockets.

Bedroom 4: 2.65m (8'9") x 3.15m (10'5")
Double bedroom located at the rear of the property. Offers fantastic views over the park, built in wardrobe with oak doors, radiator and multiple sockets.

External:

The front offers a 5/6 car Tarmac driveway, lawn and flower beds. To the rear : accessed with gates on both sides of the property, electric car charging point, a private rear space with composite fencing, modern tiled patios, outdoor downlights and access to the garage side door.

Detached double garage:

With electric double door to the front and new composite Upvc door to the side, double glazed Upvc window to the rear, ample sockets and LED strip lighting.

Services:

We are advised that mains electricity, Gas and Water are connected to the property. Council Tax Band "F"

Viewings:

All Viewings by appointment only. Please contact the office on 01970 617979 or



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92- A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92- A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
74	83	70	79
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	