



3 Bedroom Detached Bungalow
Maesawel Pant-y-Crug
Aberystwyth, Ceredigion. SY23 4EF

ASKING PRICE: £125,000
www.iestynleyshon.com



Maesawel, Pant-y-Crug, Aberystwyth, Ceredigion. SY23 4EF

This freehold detached bungalow occupies a private plot in the rural settlement of Pantycrug which lies some 5 miles east of the University town and seaside resort of Aberystwyth. The property has been vacant for a number of years and has suffered from water damage from a burst pipe and now require complete renovations of the fixed equipment. this is a non-traditional form of construction built of pre concrete panels known as a "Woolaway" system of build and design. The property is sold under a Section 106 occupancy clause. Local affordable homes scheme and this requires prospective purchasers to qualify under local authority housing requirements to meet the affordable homes criteria or Agricultural /forestry worker.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Entrance Door

upvc front entrance door leading to

Porch

Built under a poly carbon roof, twin power point, plumbing for automatic washing machine and door to

Kitchen 4.20m x 1.78m

With 7 base cupboards, 5 drawer cupboards, 4 wall cupboards, panel radiator, 2 twin power points, cooker control with power points, electric consumer units, door to boiler cupboard housing Trianco oil fired boiler which heats hot water and central heating, master programmer. Double opening to

Dining room 2.77m x 2.57m

with sliding patio door to outside rear, panel radiator.

Front Reception Hall

with door to front porch and door to

Lounge 3.32m x 4.28m

with window to front and side adding natural lights, double panel radiator, single and twin power points and open fireplace with tile surround.

Inner hall

with door to

Front Bedroom 2.73m x 3.32m

with window to front, panel radiator, single power point.

Main Bedroom 3.33m x 3.32m

with window to front, panel radiator, 2 single power points.

Rear Bedroom 2.74m x 2.40m

With window to rear, panel radiator, single power point.

Separate toilet

with low flush WC.

Bathroom

with panel bath with Redring super electric shower unit above, panel radiator, vanity wash hand basin.

Outside

Property stand within its own private plot with established gardens which have reverted to nature and now require some attention to the ornamental shrubs and lawn gardens.

Services

Mains electric and water, private drainage.

General

This is an excellent opportunity of purchasing a detached bungalow residence in need of extensive home renovations. The property is sold under a Section 106 affordable homes which requires prospective purchasers to qualify under local authority housing requirements to meet the affordable homes criteria in order to occupy. Prospective purchasers should make their own enquiries with Ceredigion County Council forward planning department to confirm if they qualify to buy the bungalow.



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		18	
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		18	
Not environmentally friendly - higher CO ₂ emissions			



TOTAL FLOOR AREA: 789 sq ft. (73.3 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 misstatement. 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.
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