



3 Bedroom Detached House  
64 Maesceinion Waunfawr  
Aberystwyth, Ceredigion. SY23 3QQ

ASKING PRICE: £275,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## 64 Maesceinion, Waunfawr, Aberystwyth, SY23 3QQ

The property is situated in on a private housing estate on the Waunfawr which offers good local amenities with public transport to the Aberystwyth town centre. The University town and seaside resort of Aberystwyth lies some 1 mile distance and offers excellent social educational and shopping facilities with public transport to all parts. The house was built c1970's of traditional masonry brick and block walls which supports a pitched roof laid with tiles. The main walls are rendered and painted. Windows are of replacement type Upvc double glazed. The accommodation is arranged over two floors and comprises as follows:

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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.

## GROUND FLOOR

Front entrance door leading to: Hall with cloak cupboard and doors to:

### Open Plan Lounge 5.45m x 3.56m

With window to front, Open plan stairs to first floor. Double panel radiator.

### Dining Room 3.08m x 2.56m

With window to rear. Double panel radiator. Door to:

### Kitchen 3.74m x 2.76m

With window to rear and door to outside. Fitted units comprises of five base cupboards. Four drawer cupboards. Work top above incorporating single drainer stainless steel sink with rinse bowl. Nine wall cupboards. Baxi wall mounted gas boiler which heats hot water and central heating. Door to outside rear.

## FIRST FLOOR

Central landing with doors to:

### Bathroom

With pedestal wash hand basin, Low flush WC, panel bath with electric shower unit above. Panel radiator.

### Rear Bedroom 3.02 m x 2.66m

With window to rear. Panel radiator. Built in wardrobe.

### Airing Cupboard.

Housing hot water cylinder. Fitted linen shelves.

### Front Bedroom 2.38m x 2.35m

With window to front. Double panel radiator.

### Main Bedroom 3.46m x 3.01m

With window to front. Panel radiator.

## Outside

To front open lawn garden with vehicular access to rear leading to:

## Garden

Open plan lawn garden to front with Garden to side enclosed within an established hedge. To rear mainly lawn garden with stone paved pathway.

### Garage 5.14m x 2.38m

With up and over door. Power and lights attached garden store shed (2.432m x 1.708m)

## Services

Mains electric, Gas, water and drainage. Gas fired central heating.

## General

The property is well maintained and offers good size accommodation suitable for families being close to the main secondary school and University campus. For further details and to arrange your viewing please contact Iestyn Leyshon on 01970 626585.

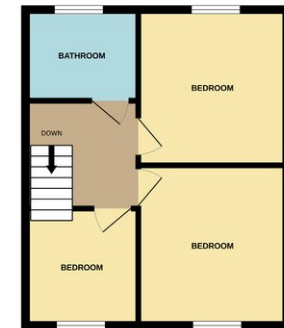


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	85
(69-80) <b>C</b>	
(55-68) <b>D</b>	63
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

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

GROUND FLOOR  
406 sq. ft. (37.7 sq.m.) approx.

1ST FLOOR  
385 sq. ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing particulars, 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 is given as to their operation or efficiency at the time shown.  
Made with floorplan 12/2022