



IESTYN
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FRICS



4 Bedroom Detached House
Elonwy Capel Dewi
Aberystwyth, SY23 3HS

ASKING PRICE: £345,000
www.iestynleyshon.com



Elonwy, Capel Dewi, Aberystwyth, Ceredigion. SY23 3HS

This freehold detached 4 bedroom house occupies a pleasant location overlooking the village of Capel Dewi and set within its own landscaped mature garden. The house was built by the family some 60 years ago of traditional block and brick walls with part rendered external elevations. The main walls support a pitched roof laid with concrete interlocking tiles. Part of the windows are of double glazed units. The property provides good size rooms which have been recently redecorated to neutral tones and a modern bathroom suite fitted. Capel Dewi is a convenient location close to Aberystwyth with only a 2 mile distance to the Waunfawr and the University and general Hospital. Less than 1 miles from IGER plant breeding station at Gogerddan. The seaside town offers excellent social educational and shopping facilities with public transport to all parts.

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

Panel glazed front entrance door leading to

Hall

with stairs to first floor, under stairs storage cupboard, double panel radiator, twin power point, and doors to

Lounge 5.48m x 3.66m

with picture window to front and rear with views of the surrounding village, 2 double panel radiators, feature gas real flame coal effect fire, twin power point, single power point.

Dinning room 3.67m x 3.20m

with picture window to front with views as previously mentioned, 2 twin power points, double panel radiator.

Kitchen 5.91m x 2.68m

with range of hand crafted base and eye level units, with cupboards, ladder cupboard pantry and spice drawers. worktops above incorporating single drainer stainless steel sink, 3 twin power points, double panel radiator, tile floor, window to rear and side adding natural lights and door to rear entrance hall, with door to outside and doors to

Utility Room 3.63m x 2.11m

With a grant oil fired boiler which heats water and central heating, power point and lights, separate toilet with low flush wc

First Floor

approached by easy rise staircase to central landing with window to front, single power point and doors to

Front bedroom 3.09m x 3.06m

with window to front, double panel radiator, 2 double fitted wardrobe.

Rear bedroom 2.73m x 2.28m

with panel radiator, window to rear and power point

Bathroom

white coloured suit comprises of panel bath with hot and cold shower adaptor above, pedestal wash hand basin, chromium heated towel radiator, linen cupboard with fitted shelves and panel radiator.

Toilet Separate toilet with low flush wc

Other rear bedroom 3.65m x 2.60m

with window to rear, double panel radiator, single power point.

Store cupboard

with fitted shelves.

Main Bedroom 3.83m x 3.70m

with picture window to front, 2 single power points, built in wardrobe.

Outside

To front, tarmac driveway leading to

Integral garage 5.48m x 3.60m

with garage door and power points. Ideal workshop

Front outside. Steps ascending to front with landscaped gardens to side with a water feature pond and additional off street parking area. access to front via a balcony walkway leading to other side with large timber built garden shed leading to rear with raised landscaped flower borders and small lawn garden area, pvc bunded oil tank.

Services

mains electric, water and drainage connected, oil fired central heating system.

General

The property is located in a favourable location overlooking the village of Capel Dewi with distant views of surrounding area. property with especially appeal to families seeking a convenient location to Aberystwyth town.

For further details contact Iestyn Leyshon on 01970626585



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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