



Five Bedroom Detached House
Solario Rhydyfelin
Aberystwyth, Ceredigion. SY23 4QB

ASKING PRICE: £399,950
www.iestynleyshon.com



Solario, Rhydyfelin, Aberystwyth, Ceredigion. SY23 4QB

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.

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

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 x 4.45m

Picture window Box bay to front. 2 double panelled radiators. Stone-built fireplace surround with hearth. Alcove fitted cupboard. 2 twin power points.

Dining Room 4.00m x 3.59m

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

Kitchen 3.96m x 2.60m

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.

Shower Room

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

FIRST FLOOR

Approached by easy rise staircase to:

Central Landing

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

Rear Bedroom 4.10m x 3.67m

Window to front and rear. 2 panelled radiators. Connecting door to:

Front Bedroom 3.45m x 2.88m

Window to front. Panelled radiator. 2 single power points. Vanity wash hand basin. Fitted wardrobes.

Bathroom

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

Other Rear Bedroom 4.28m x 3.60m

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

Other Front Bedroom 3.62m x 3.60m

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

Fifth Bedroom/Office 3.45m x 2.54m

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

Outside

Mature garden to front with vehicular driveway leading to: Garage 15' x 9' with up and over door power and lights. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		67
(39-54) E		
(21-38) F	36	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



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