

## Waunfawr



Viewing Arrangements  
Strictly by appointment  
through Alexanders

## Waunfawr

Asking Price £445,000

A detached five bed split level house with lovely mature garden and amazing countryside views.

This detached 5-bedroom split-level house is a testament to both thoughtful design and idyllic surroundings. Positioned to capture breathtaking countryside views, the property seamlessly integrates with the natural beauty that surrounds it. Beyond the tranquility of its surroundings, this residence offers the best of both worlds, as it is just a five-minute drive away from the vibrant heartbeat of Aberystwyth town center. Enjoy the perfect balance of serene rural living and easy access to amenities.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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T: 01970 636000

## Wanfawr

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**A stunning detached five bed split bed house in the sought after peaceful location of Waunfawr, Walking distance of Penglais Comprehensive School, Aberystwyth university and the national library. This property benefits from lovely mature gardens, amazing countryside views, garage and conservatory.**

### ENTRANCE

Entered via a white UPVC front door, Upon entry you step into the hallway which is open to the entrance hallway.

### PROPERTY COMPRISES

Unless expressly stated, all rooms have a range of power points. Property is council tax band E.

### ENTRANCE HALLWAY (4.10m x 2.63m)

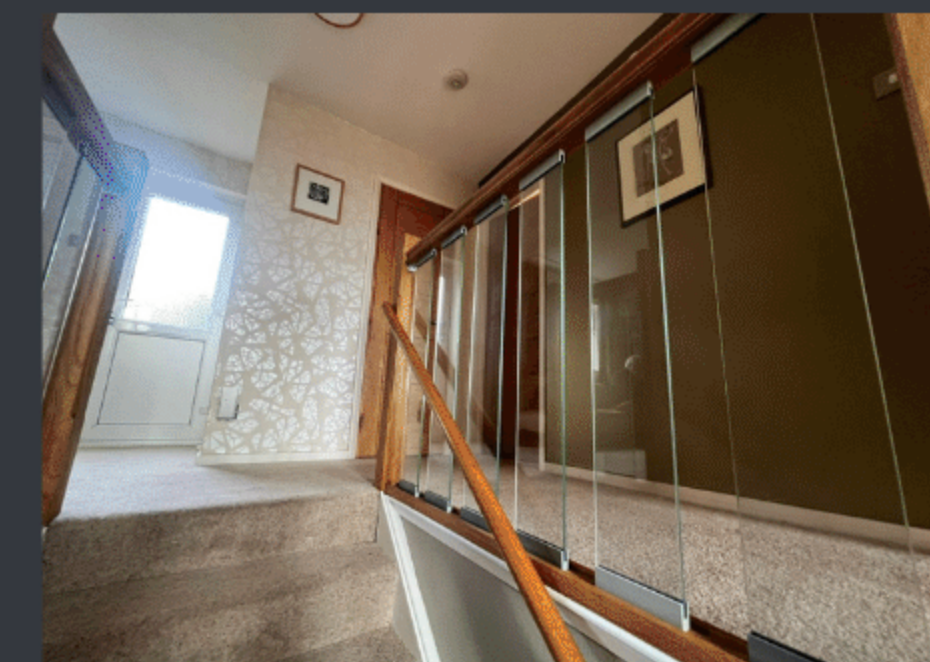
Double glazed UPVC window to front elevation, wall mounted radiator beneath, Stairs with glass panels to lower ground floor. Communicating doors off;

### BEDROOM FOUR/STUDY ( 3.48m x 2.53m)

Double glazed UPVC window to front elevation. Wall mounted radiator and power points. Phone point.

### CLOAKROOM/FIRST FLOOR W.C

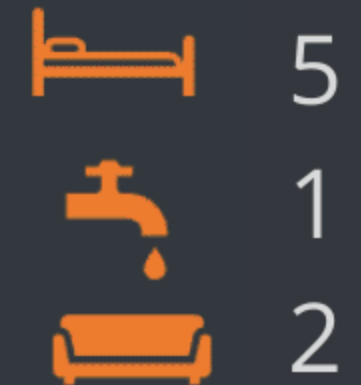
Opaque window to front elevation, comprises of a low flush WC, a pedestal wash hand basin and contemporary and attractive tiling to all walls.



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### **LOUNGE (5.72m x 3.45m)**

This living room benefits from a large picture window to rear elevation, providing breathtaking views of the surrounding area and rolling hills, countryside and far beyond. Cream colour carpet throughout, radiator, power points, Phone points and double glazed UPVC, sliding communicating doors to;

### **CONSERVATORY (4.52m x 3.2m)**

The conservatory currently used as a dining room benefits from double glazed UPVC windows and doors to rear elevation with outstanding views of the countryside and beyond. Doors open out to small Juliet balcony with glazed panelling. Polycarbonate roof provides a beautiful dining, relaxing or axillary living space.

### **KITCHEN (3.63m x 3.20m)**

Glazed door to kitchen, double glazed window to rear elevation providing views into the conservatory and out over the village of Waunfawr, the rolling hills, landscape and beyond. Contemporary base and eye level units, breakfast bar, fitted electric oven, hob, fridge freezer and dishwasher and a range of power points, tiled flooring throughout. Door to side hall which has a glazed door leading to the garage;

### **GARAGE**

Garage has double doors to front and has excellent space for storage as well as utility area.

### **GROUND FLOOR HALLWAY**



Hallway houses a door to the left that opens into the airing cupboard, Another door to a built-in storeroom providing excellent in-house internal storage facility and doors leading to;



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### **BEDROOM THREE (3.57m x 3.50m)**

This bedroom is accessed through the side hall and benefits from a UPVC picture window to rear elevation, Carpet to floor, power points and phone points.

### **STAIRS DESCEND TO LOWER GROUND FLOOR**

### **FAMILY BATHROOM**

Family bathroom has large walk-in shower, wash hand basin, low flush WC and ceramic tiled floor, contemporary attractive ceramic tiles to all walls and a wall mounted electric heater.

### **CINEMA ROOM / BEDROOM 2 (4.58m x 3.40m)**

Currently used as a cinema room but would make a large double size bedroom, Pair of sliding UPVC doors providing access to terraced garden.

### **BEDROOM TWO**

Large double glazed white UPVC window to rear elevation with stunning views of the rolling hills and beyond. Wall mounted radiator.

### **DRESSING ROOM (3.52m x 2.24m)**

Dressing room has a range of fitted wardrobes with shelves, hanging rails and drawers underneath and a further communicating door into the master bedroom;



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### **DRESSING ROOM (3.52m x 2.24m)**

Dressing room has a range of fitted wardrobes with shelves, hanging rails and drawers underneath and a further communicating door into the master bedroom;

### **MASTER BEDROOM (5.14m x 3.46m)**

Master bedroom has double glazed UPVC patio doors to the rear elevation opening out into a beautiful decked area above the garden. Bedroom has carpet to floor, power points, radiator, plus space for further wardrobes. A built in cupboard housing the consumer panel and electric meter.

### **GARDEN**

Built onto the side of the hill the rear garden is over three levels all of which have been beautifully terraced and thoughtfully planted. There's a range of mature and young shrubs, trees, plants and borders and a hedge perimeter all round. Attractive seating area and large 6 to 8 person hot tub (for sale separately))

### **VENDOR'S COMMENT**

We have loved living here for over 25 years and are leaving simply to start a new life on retirement. The spectacular view and the way the house captures any sunshine have been highlights for us, along with the generous room size. The proximity to Penglais School, the University and the National Library have been major 'pluses', but despite this proximity the road is very quiet and a genuinely great place to live'.



Score	Energy rating	Current	Potential
+	A		
-91	B		81 B
-80	C	69 C	
-68	D		
-54	E		
-38	F		
20	G		



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## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2023

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale

## VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information

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