

## Capel Seion

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Viewing Arrangements  
Strictly by appointment  
through Alexanders

## Capel Seion

Asking Price £295,000

Welcome to this delightful three-bedroom semi-detached property located in the village of Capel Seion, just 4.3 miles from the vibrant Aberystwyth town centre. This lovely home offers the perfect blend of rural tranquility and convenient access to local amenities.

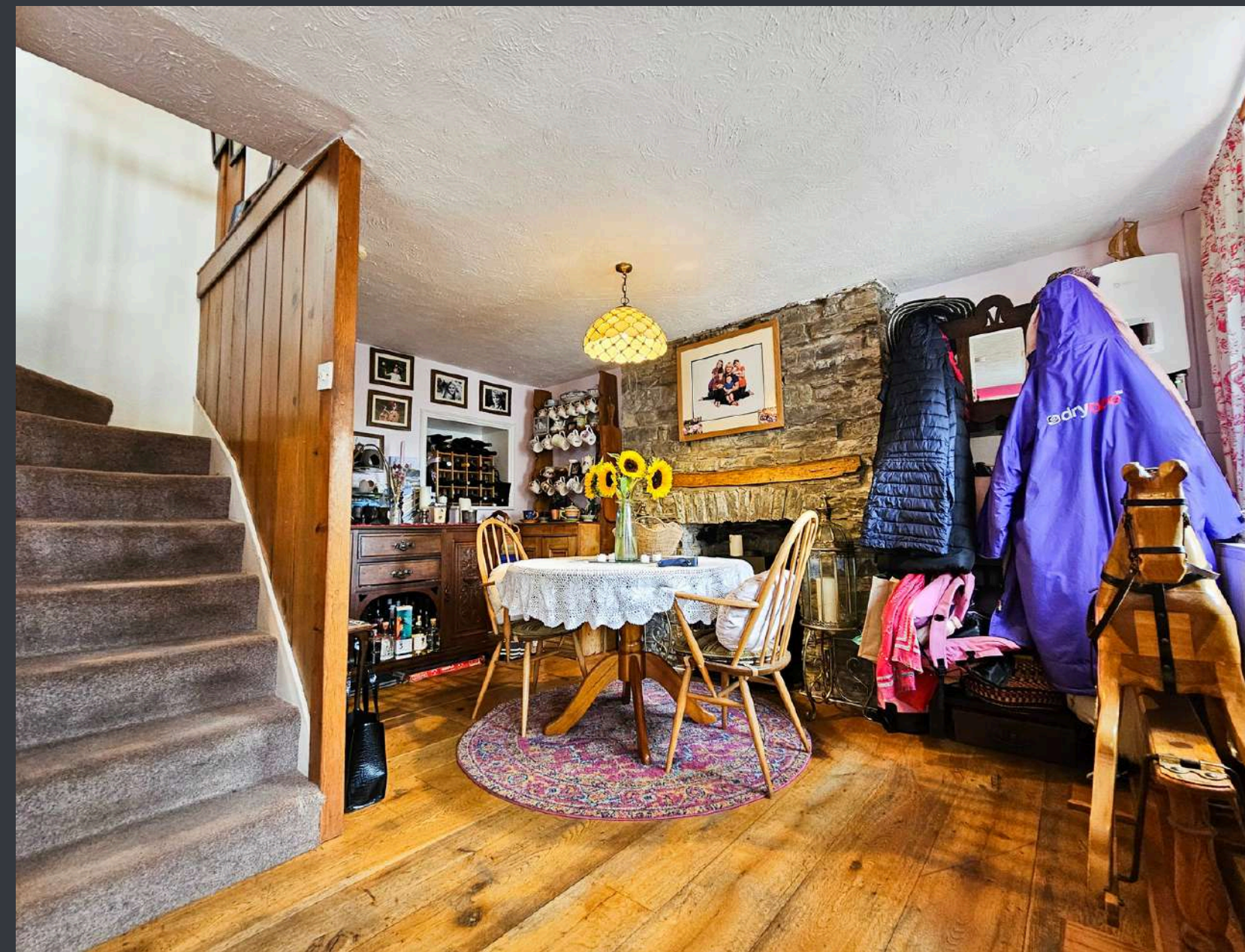
Introducing this spacious three-bedroom semi-detached property located in the charming village of Capel Seion, just 4.3 miles from Aberystwyth town centre. This beautiful home boasts private parking, a bright and airy conservatory, and a large tiered garden perfect for outdoor living and entertaining. This property seamlessly combines comfort, convenience, and a touch of luxury in a picturesque rural setting.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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T: 01970 636000

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### PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points and double-glazed windows. Council tax band D.

### ENTRANCE

Enter through a glass-panelled door that welcomes you into the small inviting porch.

### PORCH

The porch, featuring tiled flooring and double-glazed windows, leads you through a wooden glass-panelled door into the cosy lounge/ dining area.

### LOUNGE/DINER (6.89m x4.25m)

The Lounge/Diner boasts wooden flooring, two double-glazed windows to the front elevation, two wall-mounted radiators, Staircase leading to the first floor, a log burner in the lounge, and an original stone fireplace with a gas fire in the dining area. A charming Dutch door leads into the kitchen.

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### **KITCHEN (7.73m X 2.22m)**

The kitchen features tiled flooring, cream base and eye-level units, a ceramic double Belfast sink with mixer tap, tiles in water-sensitive areas, plumbing for a dishwasher, and space for a fridge/freezer. Two windows to the rear elevation overlook the adjoining conservatory, and a double-glazed window graces the side elevation. A wooden glass-panelled Dutch door leads into the conservatory.

### **STAIRS LEAD TO THE FIRST FLOOR;**

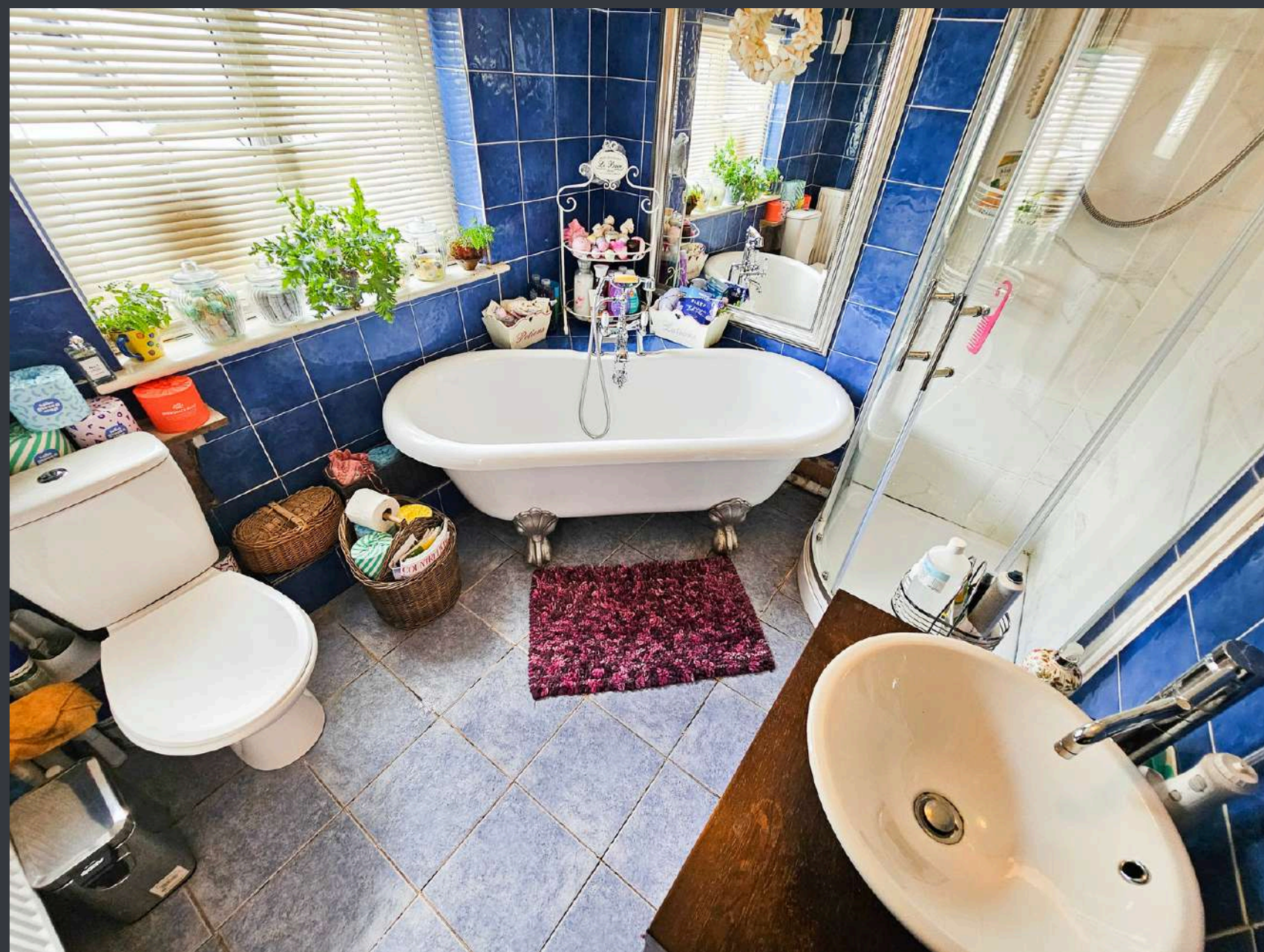
### **HALLWAY (1.97m x 0.97m)**

The landing includes a storage cupboard housing the air source cylinder, a wall-mounted thermostat, and doors leading to;

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### **BATHROOM**

Featuring tiled flooring, a freestanding bath with an attached shower, a walk-in shower with glass sliding doors, and a round white countertop hand wash basin, complemented by a low flush W.C and blue-tiled walls. It also includes a window to the rear elevation and a wall-mounted radiator.

### **BEDROOM THREE (2.29m x3.01m)**

The smallest bedroom features a window to the side elevation, a wall-mounted radiator, and built-in wardrobes for ample storage.

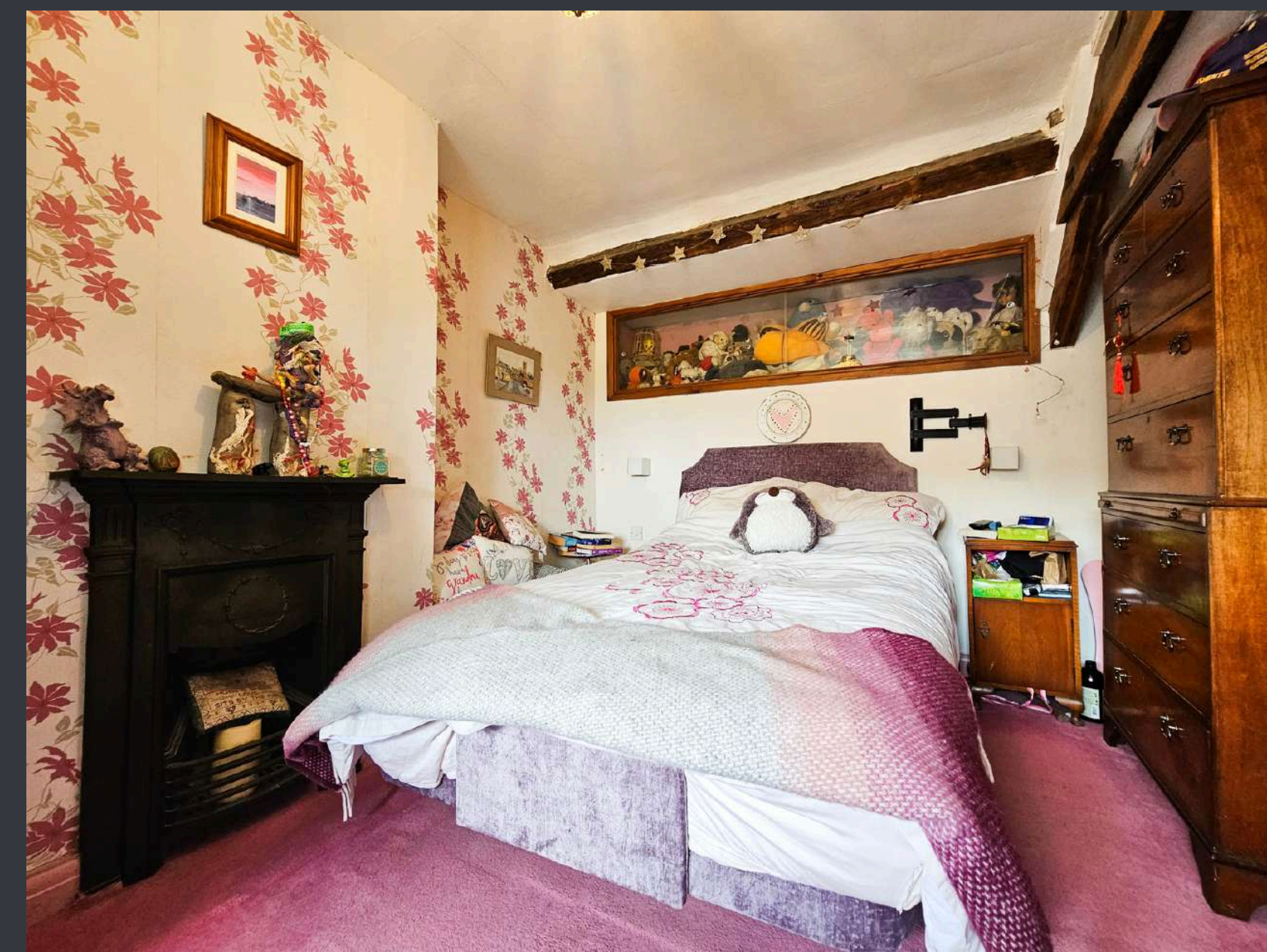
### **LANDING (1.97m x 2.47m)**

Landing provides access to the loft and has doors leading to;

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### **BEDROOM ONE ( 4.21m x2.95m)**

Window to the front elevation, a wall-mounted radiator, an original fireplace, and exposed wooden beams that add character and charm.

### **OFFICE/STUDY (1.95m x 2.95m)**

Currently used as an office space but adaptable for various purposes, features a wall-mounted radiator and a window to the front elevation.

### **BEDROOM TWO (4.53m x 2.40m)**

This bedroom includes a window to the front elevation and a wall-mounted radiator

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### CONSERVATORY (6.30m x 3.81m)

Accessed from the kitchen via a Dutch door and up some steps. The conservatory features a slate roof, wooden flooring, five Velux windows, and wooden panelling, with large windows at the rear offering views of the garden. Double French doors provide access to the rear garden, while an additional door leads to the ground floor cloakroom.

### CLOAKROOM

The ground floor cloakroom features wooden flooring, a low flush W.C, a white hand wash basin, plumbing for a washing machine, space for white goods, and wooden storage shelving.

### EXTERIOR

The tiered rear garden benefits from a patio area, a lawn area with space for garden furniture and features a built-in sauna with connected electricity. The top tier boasts a Swedish grill hut that sleeps up to three people and sits 12 people and benefits from connected electricity, along with a decking area ideal for seating or sun loungers, offering fantastic countryside views. Access at the side of the property leads to a lean too shed with connected electricity.

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### IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2024** - 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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