

Rhydyfelin

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Viewing Arrangements
Strictly by appointment
through Alexanders



Rhydyfelin

Asking Price £475,000

Offering an abundance of space and stunning features throughout, this home is perfect for families seeking comfort and convenience. With a fantastic layout, generous living areas, and a beautiful garden, it's an ideal blend of modern living in a peaceful setting.

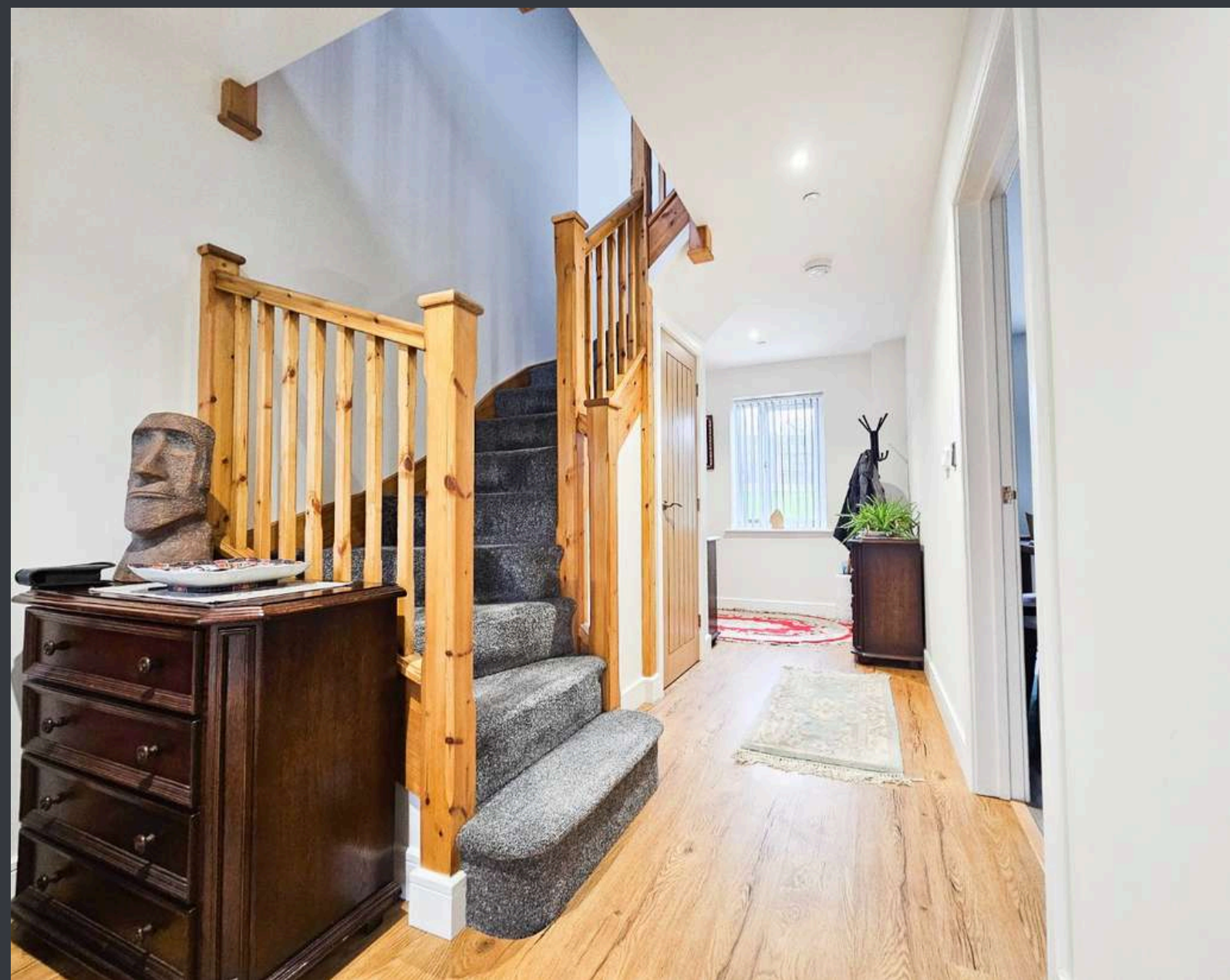
We're excited to present this spacious four bedroom property, located in the popular village of Rhydyfelin, just a short drive from Aberystwyth town. This beautifully presented home offers a fantastic range of features, including a garage, air source heating, underfloor heating, an en suite, and a private drive – making it the perfect choice for modern family living. With so much to offer, this property is sure to impress! Don't miss out on the opportunity to make it your dream home.

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ENTRANCE

The property is accessed through a solid wooden front door with elegant glass panels, leading you into a welcoming entrance hallway.

HALLWAY (5.67m x 2.41m)

Featuring wooden flooring, double-glazed windows to both the front and rear, an under-stairs storage cupboard, and stairs leading to the first floor. Doors lead to the dining room, lounge, and kitchen, with stylish downlighters adorning the ceiling.

DINING ROOM (4.42m x 2.55m)

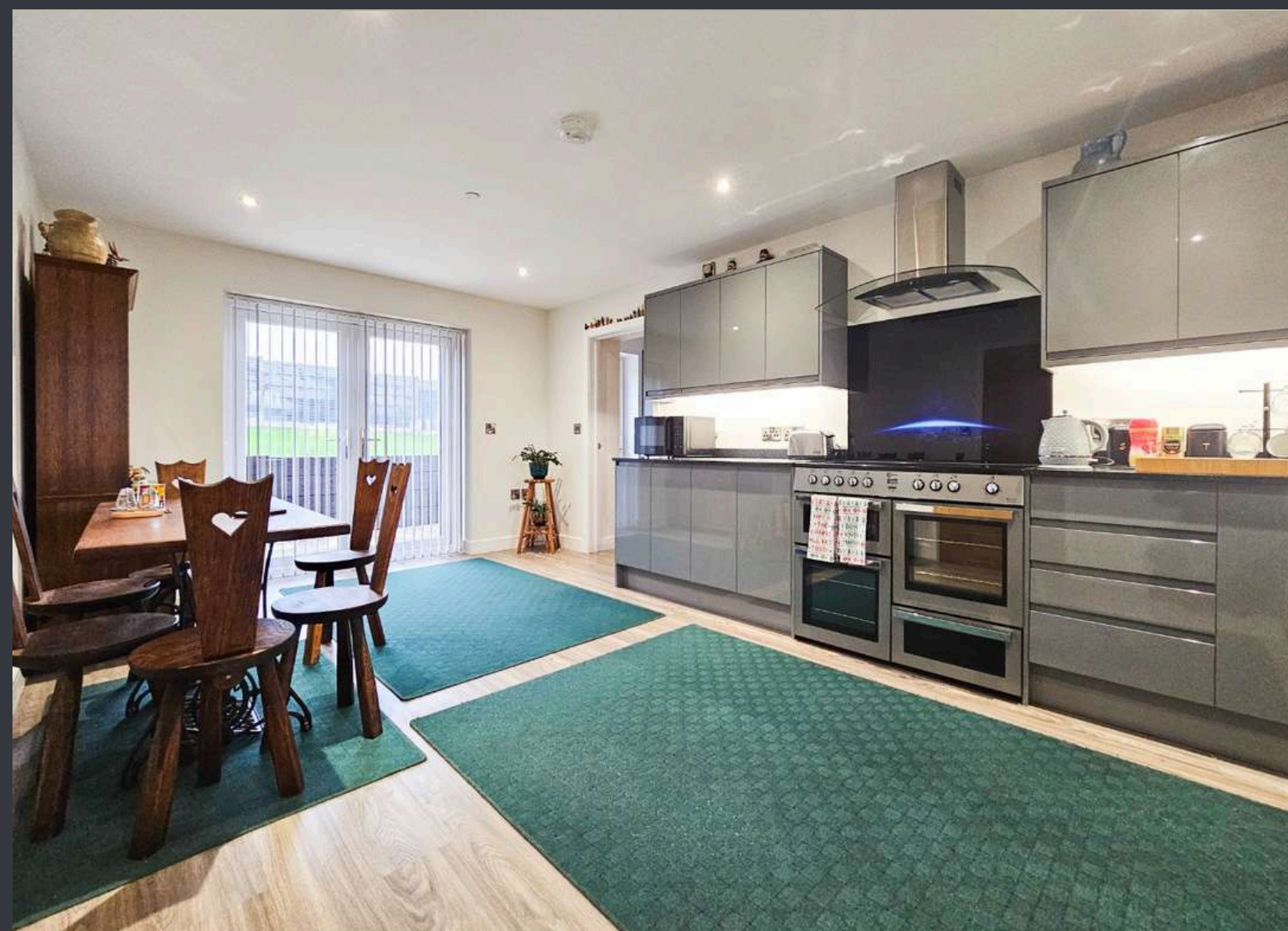
The space boasts wooden flooring, a large double-glazed window to the front elevation, and a wall-mounted thermostat. Large wooden doors open into the dining room, seamlessly connecting it to the lounge and creating an open-plan feel.

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LOUNGE (4.59m x 4.65m)

This spacious lounge features wooden flooring, ceiling-fitted downlights, a wall-mounted thermostat, and a hearth with the option to install a log burner if desired, while sliding patio doors open to the rear garden and a convenient door provides access to the hallway.

KITCHEN (5.70m x 3.42m)

The kitchen boasts a modern design with wooden flooring, sleek grey gloss finish base and eye-level units, a double sink with a mixer tap, a brand-new Flavel range electric cooker complete with a backsplash and extractor fan, and space for a fridge freezer, while patio doors provide access to the rear garden and a door leads to the utility room.

UTILITY ROOM (2.42m x 1.58m)

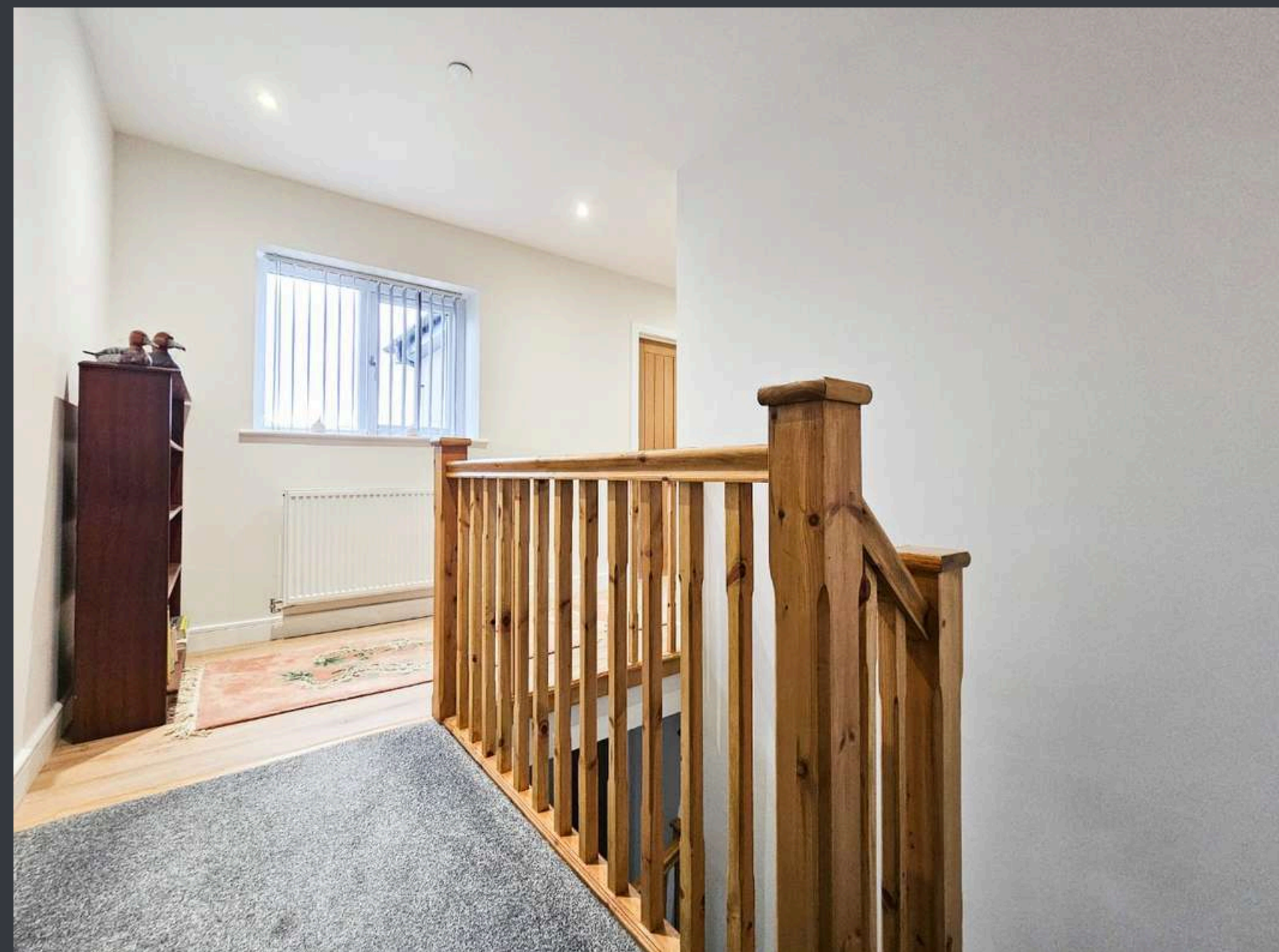
The utility room includes a practical worktop with space beneath for white goods and plumbing for a washing machine. A white, glass-panelled UPVC door opens to the rear garden, with additional doors providing access to the cloakroom and garage.

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CLOAKROOM (1.82m x 1.18m)

Comprises a white low-flush W.C., a white hand wash basin, and an opaque window to the rear.

GARAGE

Integral garage, complete with an up-and-over door, which also houses the air source heating water heater.

STAIRS LEAD TO THE FIRST FLOOR;

LANDING

The L-shaped landing is equipped with ceiling-mounted downlights, access to the loft space, a double-glazed window to the front elevation, and a wall-mounted radiator, with doors leading to:

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MASTER BEDROOM (4.25m x 4.66m)

The rear-elevated master bedroom features wooden flooring, ceiling-mounted downlights, a wall-mounted radiator, and a double-glazed window to the rear elevation, with a door leading to the ensuite.

EN SUITE

Modern ensuite features a walk-in electric shower with a glass enclosure and grey wall tiles, a white hand wash basin with a vanity unit beneath, a light-up LED mirror above, and a low-flush W.C., along with an opaque window to the side elevation.

BEDROOM ONE (3.53m x 4.41m)

Double bedroom featuring wooden flooring, a window to the front elevation, and a wall-mounted radiator.

BEDROOM THREE (2.99m x 3.37m)

A front-facing bedroom featuring wooden flooring, a wall-mounted radiator, and a double-glazed window to the front elevation.

BEDROOM FOUR (3.35m x 2.77m)

Smallest bedroom in the property complete with convenient built-in storage cupboard features wooden flooring, a double-glazed window to the rear elevation.

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EXTERIOR

One of the standout features of 4 Clos Gosen is the expansive rear garden, fully turfed and beautifully retained with railway sleepers. The garden also includes a spacious patio area and a shingled section housing the air source heat pump. Two side gates on either side of the property provide easy access to the garden. Overall, this vast outdoor space is brimming with potential, offering endless possibilities for use and enjoyment.

DRIVEWAY

The property benefits from a private driveway with ample space to accommodate up to two cars.

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IMPORTANT INFORMATION

TENURE

Freehold

SERVICES

Mains electric, water and drainage connected, Air-source heating system with underfloor and radiator heating.

ADDITIONAL INFORMATION

The property enjoys the comfort of air source heating and underfloor heating and is conveniently located approx. 2.1 miles from the bustling town center of Aberystwyth, ensuring easy access to amenities and attractions The property features TV and Broadband power point and enjoys comprehensive 4G coverage across all mobile networks.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - 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 for more information.

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