



**DOLWEN
RHYDYFELIN
CEREDIGION
SY23 4PU**



- **ATTRACTIVE THREE-BEDROOM DETACHED FAMILY HOME IN A DESIRABLE AND CONVENIENT LOCATION.**
- **TWO SPACIOUS RECEPTION ROOMS OFFERING FLEXIBLE LIVING AND ENTERTAINING SPACE WITH OPEN REAR VIEWS.**
- **LOW-MAINTENANCE GARDENS AND PRIVATE OFF-ROAD DRIVEWAY FOR CONVENIENT PARKING.**
- **FULL DOUBLE GLAZING AND GAS-FIRED CENTRAL HEATING FOR YEAR-ROUND COMFORT AND EFFICIENCY.**
- **SITUATED IN THE POPULAR VILLAGE OF RHYDYFELIN APPROXIMATELY TWO MILES FROM ABERYSTWYTH.**

ATTRACTIVE THREE-BEDROOM FAMILY HOME IN A NEAR TOWN LOCATION

Set in a desirable and convenient location, this attractive three-bedroom detached family home offers well-proportioned accommodation ideal for modern family living. The property benefits from two spacious reception rooms, providing versatile living and entertaining space, while enjoying delightful open views to the rear.

Outside, the home is complemented by manageable, low-maintenance gardens and a private off-road driveway providing convenient parking. The property further benefits from full double glazing and gas-fired central heating, ensuring comfort and efficiency throughout the year. Situated in a sought-after position, the property lies within approximately two miles of Aberystwyth town centre.

The property is located within the popular village of Rhydyfelin, a well-regarded residential area offering a pleasant community atmosphere while remaining within easy reach of town amenities. The village benefits from its excellent connection to Ystwyth Trail, a scenic walking and cycling route which provides a picturesque and traffic-free link into Aberystwyth, making it particularly appealing for commuters, outdoor enthusiasts, and families alike.

The nearby university town of Aberystwyth is one of Mid Wales' principal coastal centres, renowned for its blend of cultural, educational, and administrative importance. The town is home to the prestigious National Library of Wales, one of the UK's foremost research libraries, as well as Aberystwyth University, which contributes to the town's vibrant academic and social environment and Bronglais General Hospital.

Aberystwyth also hosts both local and national government offices alongside a comprehensive selection of everyday shopping, educational, leisure, and employment opportunities. The town boasts an attractive Victorian promenade which runs alongside the stunning coastline of Cardigan Bay, offering beautiful seaside walks and panoramic sea views. The popular Aberystwyth Marina provides further leisure and boating facilities, enhancing the town's coastal charm.

Excellent transport links are available via Aberystwyth's railway station, offering convenient connections to North and Mid Wales, Shrewsbury, the Midlands, and further afield, making the location highly appealing for commuters and those seeking accessibility while enjoying the benefits of coastal and countryside living.

PRICE: OFFERS INVITED IN THE REGION OF £320,000

ACCOMMODATION – of approximate dimensions:

Double glazed main entrance door with double glazed side panel into:

HALLWAY	Double radiator, stairs to the first floor accommodation, glass panelled door into the Living Room and door to:
CLOAKROOM	6'11 x 2'11 wash hand basin, low level flush WC, under stairs storage cupboard and extractor fan.
LIVING ROOM	13'11 x 12'2 Double glazed window to front, real flame gas fire set in a timber surround with a slate hearth, double radiator, glass panelled double doors through to:
DINING ROOM	9'11 x 9'10 Double radiator, Double glazed French doors to rear with open views and door to:

KITCHEN **10'9 x 8'4**
Tiled floor, base and wall units, integral fridge, 1½ bowl and single drainer sink unit with mixer taps over, double glazed window to rear with open views, for ring gas hob with filter hood over, 'Blomberg' electric double oven, tiled splashbacks, double glazed side entrance door, double radiator and door to:

UTILITY ROOM **8'5 x 4'10**
Double glazed side entrance door, double glazed window to side, tiled flooring, wall units and plumbing for washing machine.

FIRST FLOOR ACCOMMODATION

MAIN LANDING Double glazed window to side, shelved double linen cupboard with radiator and doors leading off to:

BATHROOM **8'1 x 6'11**
Radiator, low level flush WC, pedestal wash and basin, panelled bath with 'Triton' shower and glazed shower screen over, tiled walls to water sensitive areas and double glazed window to rear.

BEDROOM ONE **12'1/9'11 x 10'4**
Double glazed window to rear with open views, radiator and built in wardrobes.

BEDROOM TWO **11'11/9'11 x 10'4**
Double glazed window to front, radiator and built in wardrobes.

BEDROOM THREE **8'1 x 6'3**
Double glazed window to front and radiator.

EXTERNALLY The property features a private driveway to the front, complemented by attractive, low-maintenance planted borders. Pathways run along both sides of the home, one with additional landscaped borders, offering easy access around the property. At the rear, a paved patio provides a perfect space for outdoor entertaining, while the mainly lawned garden, framed by well-kept, low-maintenance borders, creates a relaxing and versatile outdoor area. Timber Garden Shed.

TENURE We are advised that the property is Freehold.

SERVICES We are advised that Mains Electricity, Water, Drainage and Gas is connected to the property. Gas-fired central heating.

VIEWING Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words: **///novels.summit.reserve**

COUNCIL TAX We are advised that the property is Council Tax Band E

PROOF OF FUNDING We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		
Dolwen Rhydyfelin ABERYSTWYTH SY23 4PU		Energy rating D	
Valid until 29 January 2036		Certificate number 7507-3058-6209-0666-5200	















