



**AWELON PAITH
RHYDYFELIN
ABERYSTWYTH
CEREDIGION
SY23 4QD**



- **RARELY AVAILABLE DETACHED BUNGALOW IN THE SOUGHT-AFTER VILLAGE OF RHYDYFELIN, JUST 2 MILES FROM ABERYSTWYTH TOWN CENTRE.**
- **FLEXIBLE 4/5 BEDROOM ACCOMMODATION WITH POTENTIAL FOR A SELF-CONTAINED ANNEX, IDEAL FOR MULTI-GENERATIONAL LIVING.**
- **BEAUTIFULLY PRESENTED THROUGHOUT, FEATURING A RECENTLY FITTED MODERN KITCHEN, EN-SUITE PRINCIPAL BEDROOM AND SPACIOUS LIVING AREAS.**
- **IMMACULATE GARDENS AND EXCELLENT OUTDOOR SPACE, INCLUDING A TIMBER SUMMERHOUSE/HOME OFFICE, DETACHED GARAGE, WORKSHOP AND AMPLE PRIVATE PARKING.**
- **CONVENIENT LOCATION WITH DIRECT ACCESS TO THE YSTWYTH TRAIL CYCLE PATH LEADING INTO ABERYSTWYTH, HOME TO THE UNIVERSITY, NATIONAL LIBRARY OF WALES, BRONGLAIS HOSPITAL AND STUNNING CARDIGAN BAY PROMENADE.**

Exceptional Detached Bungalow in a Prime Rhydyfelin Location

Rarely do single-storey properties become available in such a convenient and highly sought-after location close to Aberystwyth. This beautifully presented detached bungalow offers spacious and versatile accommodation, perfectly suited to a wide range of buyers, from growing families to those seeking flexible multi-generational living.

The property is currently configured as a generous four-bedroom home, although its adaptable layout could easily provide up to five bedrooms if required. Furthermore, the accommodation offers excellent potential to create a self-contained annex, making it ideal for extended family living or dependent relatives.

Occupying an attractive plot within the popular village of Rhydyfelin, approximately two miles from Aberystwyth town centre, the property benefits from immaculately maintained gardens that provide a wonderful setting for outdoor enjoyment. A substantial brick-paved driveway offers ample parking for several vehicles, while a detached garage and additional workshop/shed provide excellent storage and hobby space.

Internally, the home is presented to a high standard throughout and features a recently fitted contemporary kitchen complete with integrated appliances. The principal bedroom enjoys the benefit of en-suite facilities, while the welcoming main living room is enhanced by a wood-burning stove, creating a warm and inviting focal point. The property is fully double glazed and benefits from LPG central heating.

A particular feature of the grounds is the attractive timber summerhouse with veranda, offering the perfect space for relaxation, entertaining, or use as a dedicated home office in a peaceful garden setting.

Rhydyfelin itself is highly regarded for its convenient location and community atmosphere. The popular Ystwyth Trail cycle and walking path passes through the village, providing a scenic route directly into Aberystwyth and the surrounding countryside, making it ideal for cyclists, walkers and outdoor enthusiasts.

Aberystwyth is widely recognised as the principal town of Mid Wales and offers an excellent range of amenities and services. The town is home to the renowned National Library of Wales, Aberystwyth University, and Bronglais Hospital, as well as a variety of local and national government offices. A wide selection of local independent businesses sits alongside numerous national retailers and major employers, ensuring a vibrant year-round economy. The town's main railway station provides direct services and onward connections to the wider UK rail network, while the iconic Victorian promenade stretches alongside the stunning Cardigan Bay coastline, offering spectacular sea views, beaches and memorable sunsets.

Combining flexible accommodation, beautifully maintained grounds and an enviable location close to one of Wales' most desirable coastal towns, this exceptional bungalow presents a rare opportunity to acquire a substantial single-storey home in a highly convenient setting.

PRICE: Offers invited in the region of £389,995

ACCOMMODATION (of approximate dimensions)

Open fronted Storm Porch

Double glazed glass panelled Main Entrance door into:

HALLWAY

Dado rail, coved ceiling, timber effect flooring and doors off to:

LIVING ROOM

14'6 x 11'6

Double glazed square Bay window to front, double radiator, wood burning stove set on a slate hearth.

DINING ROOM	14'6 x 9'6 Suitable for use as a further bedroom or reception room. Double glazed square Bay window to front, gas fire set within a timber surround, coved ceiling and double radiator.
FAMILY BATHROOM	6'6 x 5'7 Pedestal wash hand basin, corner panelled bath with mixer taps and shower head over, low level flush WC, tiled walls, chrome effect ladder style radiator and double glazed window to rear.
BEDROOM ONE	9'6 x 9'6 max Double glazed window to rear and radiator.
KITCHEN	17'5 x 9'10 A recently installed kitchen comprising of base and wall units, single bowl and drainer sink unit with mixer taps over, quartz work surfaces set on varying levels, Double glazed window to rear, appliance space, integral microwave, ceramic 4 ring electric hob with filter hood over fitted oven and grill, part tiled walls, glass panelled door to the inner hallway, modern vertical radiator, built in cupboards - one housing the central heating boiler and double glazed glass panelled door leading through to:
REAR PORCH/ SUN LOUNGE	9'9 x 6'7 Tiled floor, double glazed windows to side and rear, double glazed side entrance doors.
From the Kitchen a glass panelled door leads through to:	
INNER HALLWAY	Double glazed rear entrance door, entrance to the loft area above and doors off to:
BEDROOM TWO	11'4 x 10' Double glazed window to front, radiator and coved ceiling.
UTILITY ROOM	6'5 x 4'10 Double glazed window to rear, tiled floor, plumbing for washing machine, worksurfaces and door to:
CLOAKROOM	4'10 x 3' WC, corner wash hand basin and extractor fan.
MASTER BEDROOM	16'3/10' x 15'3/8'7 Double glazed window to the front and side, radiator, coved ceiling, built in wardrobe and door to:
EN SUITE	6'2 x 5'11 Double glazed window to side. pedestal wash hand basin, radiator, corner glazed and tiled shower cubicle with electric shower, low level flush WC and tiled splashbacks.
BEDROOM FOUR	11'6 x 10'10 Double glazed window to side, radiator, vanity wash hand basin with cupboards below.

EXTERNALLY

A pillared vehicular entrance leads onto a spacious brick-paved driveway and turning area, providing ample parking for several vehicles. A short flight of gentle steps rises to the main entrance, flanked by attractive, mature and well-maintained planted beds. To the front of the property there is a paved patio area with decorative stone borders and a neatly maintained lawned garden.

A gated pathway to the side of the bungalow provides access to the substantial rear garden. The garden is level, private and fully enclosed, being predominantly laid to lawn with an attractive selection of established flower beds and borders, all screened by mature hedging. A low-maintenance timber-effect decked seating area offers an ideal space for outdoor dining and relaxation, while pathways surround the property, providing easy access to all areas of the garden.

SUMMER HOUSE**12'6 x 9'1**

Suitable for entertaining or relaxing or possibly working from Home Office. Double glazed windows to front and side and adjoining external veranda.

GARDEN SHED**7'10 x 5'10**

With an adjoining covered log store

WORKSHOP BUILDING**16' x 6'11**

Concrete floor, power and lighting connected, double entrance doors and windows to side and rear.

GARAGE**16'1 x 8'2**

Double doors to front and windows to side and rear.

TENURE

We are advised that the property is Freehold.

SERVICES

We are advised that Mains Electricity, Water and Drainage is connected to the property. LPG central heating system.

VIEWING

Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

COUNCIL TAX

We are advised that the property is currently Band E

What3Words:**///booster.ensemble.meanwhile****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		
55-68	D		57 D
39-54	E	46 E	
21-38	F		
1-20	G		

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E

Valid until
28 June 2036

Certificate number
2539-3063-1206-4546-9200

FLOORPLAN



All measurements are approximate and for display purposes only. Not to any Scale

















