



4 Bedroom Detached House  
95 Maesceinion Waunfawr  
Aberystwyth, Ceredigion. SY23 3QQ

ASKING PRICE: £299,950  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 95 Maesceinion, Waunfawr, Aberystwyth, SY23 3QQ

An excellent opportunity to acquire a freehold four-bedroom detached family home, conveniently situated in the sought-after residential area of Waunfawr just one mile from the vibrant university town and seaside resort of Aberystwyth. This thriving coastal town offers a wide range of social, educational, and shopping amenities, along with excellent public transport links. Set on a level and easily maintained plot, the property benefits from a warm, south-facing aspect and features generously proportioned rooms throughout, ideal for family living. While the home retains much of its original 1970s character, it offers fantastic potential for modernisation and could be easily transformed into a stylish, contemporary residence. Constructed in the 1970s using traditional block and rendered walls, the property is topped with a pitched roof laid in durable concrete tiles — reflecting solid and reliable

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

### Ground Floor

Hardwood front entrance door leading to:

### Hallway

With door to cloak cupboard. Door to:

### Open plan Lounge 5.01m x 3.88m

With picture window to front. Stairs to first floor. two twin power points two TV points. BT point. Double panel radiator. Sliding patio door to:

### Dining Room 2.90m x 2.90m

With sliding patio door to outside rear garden. Panel radiator Power point. Door to:

### Kitchen 3.28m x 2.59m

With range of fitted units comprise of six base cupboards. Corner cupboard. Four drawer cupboards. Work top above incorporating single drainer sink. Five wall cupboards. Three twin power points, single power point BT extension point. Panel radiator.

### Rear Entrance Hall

Wall mounted Vaillant Gas fired boiler which heats hot water and central heating. Door to outside and door to:

### Toilet

With low flush WC wash hand basin.

### First Floor

Approached by easy rise stair case to Central landing with doors to:

### Front Bedroom 3.69m x 2.72m

With window to front. Panel radiator. Fitted triple wardrobe with matching bedside cabinet. Two twin power points.

### Rear Bedroom 2.55m x 2.56m

With window to rear. Panel radiator. BT extension point. Two twin power points.

### Bathroom

With white colour suite comprise of panel bath with Mira electric shower unit above. Low flush WC Pedestal wash hand basin. Panel radiator. Shaver light.

### Other rear bedroom 2.87m x 2.60m

with window to rear. Built in double wardrobe. Twin power point. Panel radiator.

### Airing Cupboard

Housing factory lagged hot water cylinder

### Main Bedroom 2.99m x 4.06m

With window to front. Fitted wardrobe with matching cabinets.. Panel radiator. Power points.

### Outside

Tarmacadam driveway leading to:

### Garage 5.87m x 2.87m

With up and over garage door. Electric meters and consumer unit. Gas meter. twin power point and lights.

### Garden

To front open plan garden mainly laid to lawn with flowering shrubs. Additional tarmacadam hardstanding. Access down both sides leading to deep rear garden. Mainly laid to lawn with patio area flower borders, Timber built potting shed.

### Services

Mains electric, Gas, water and drainage. Gas fired central heating system. Council tax Band E

### General

The property enjoys a warm sunny aspect with a south facing aspect. The property is conveniently located and ideal for families or couples of all age groups. For further details contact Iestyn Leysgon 01970 626585 who will be pleased to arrange your viewings.





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