

Waun Fawr

	4
	2
	2

Viewing Arrangements
Strictly by appointment
through Alexanders

Waun Fawr

Price £375,000

Situated within the highly sought-after residential area of Waun Fawr, this spacious four-bedroom detached bungalow offers flexible accommodation in one of Aberystwyth's most desirable locations. Ideally positioned close to local amenities, schools and regular bus routes providing easy access into the town centre, the property is perfectly suited to families, retirees or those looking for versatile living space. Occupying a generous plot with beautifully established gardens, driveway parking and a detached garage, the bungalow has been well maintained throughout. The accommodation includes a spacious lounge, modern fitted kitchen, contemporary wet room, four bedrooms arranged over two floors and ample storage, making this a home that offers both comfort and practicality.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Waun Fawr

	4
	2
	2



Entrance Hall - 3.04m x 1.30m

Enter via a uPVC front door with an adjoining access ramp into the welcoming entrance hallway. The space features carpeted flooring, a radiator, power points, a useful storage cupboard and access to the loft.

Kitchen - 3.92m x 3.03m

A bright and modern fitted kitchen comprising a range of white wall and base units complemented by dark wood-effect worktops. Fitted with a Bosch gas hob with extractor over, integrated eye-level oven, Bosch fridge freezer, integrated slimline dishwasher, Beko washing machine and Blomberg tumble dryer concealed behind matching cupboard doors. A stainless steel one-and-a-half bowl sink with pull-out mixer tap sits beneath the double glazed front-facing window, allowing plenty of natural light. Finished with grey wood-effect flooring, radiator, power points and smoke alarm.

Lounge - 5.44m x 3.94m

A generous and welcoming reception room enjoying a large double glazed window overlooking the front garden. The room features neutral carpeting with original parquet flooring beneath, a marble fireplace with gas fire creating an attractive focal point, two radiators, television point, power points and a contemporary light fitting.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Waun Fawr

	4
	2
	2



Bathroom - 2.07m x 1.68m

A practical bathroom fitted with a walk-in shower enclosed by a glazed screen with mixer shower, low flush WC and vanity wash hand basin. Finished with wood-effect flooring, heated towel rail, white tiled walls, shower splashback and a frosted double glazed window to the side elevation.

Bedroom One - 3.33m x 3.05m

A comfortable sized bedroom with carpeted flooring, radiator and power points. Patio doors provide direct access onto the rear garden, creating a lovely connection with the outdoor space.

First Floor Landing

Stairs with metal balustrades and wooden handrail lead to the first-floor accommodation

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Waun Fawr

	4
	2
	2



Bedroom Two - 3.94m x 3.32m

Another spacious double bedroom featuring cream carpeting, radiator, power points and a double glazed window overlooking the rear garden.

Study - 2.98m x 2.12m

Currently utilised as a study, this versatile room could equally serve as a home office or hobby room. The room includes a radiator, television point, telephone point, cream carpet, side-facing double glazed window and a useful cupboard housing the Worcester boiler, fuse box and electric meter.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Waun Fawr

	4
	2
	2



Bedroom Three - 3.97m x 3.64m

A spacious double bedroom featuring a vaulted ceiling, neutral carpeting, radiator, power points and a large double glazed side window. A useful built-in cupboard with radiator provides excellent wardrobe or storage space.

WC - 1.40m x 1.33m

Conveniently serving the first-floor accommodation, the WC comprises a low flush toilet, wall-mounted wash hand basin, radiator, ventilation and a Velux roof window allowing natural light.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Waun Fawr

	4
	2
	2



Bedroom Four - 3.96m x 3.64m

A further generously proportioned double bedroom with vaulted ceiling, neutral carpeting, radiator, power points and telephone point. The room benefits from its own enclosed shower cubicle fitted with a thermostatic shower and glazed screen, making it ideal for guests or older children.

Front

The property is approached via a private driveway providing off-road parking and leading to the detached garage. Attractive mature planting enhances the front garden, creating an inviting first impression.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Waun Fawr

	4
	2
	2



REAR EXTERIOR

To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn and bordered by mature shrubs and established planting, offering excellent privacy. A covered patio area provides an ideal space for outdoor dining and entertaining while enjoying the peaceful surroundings.

IMPORTANT INFORMATION

TENURE
Freehold

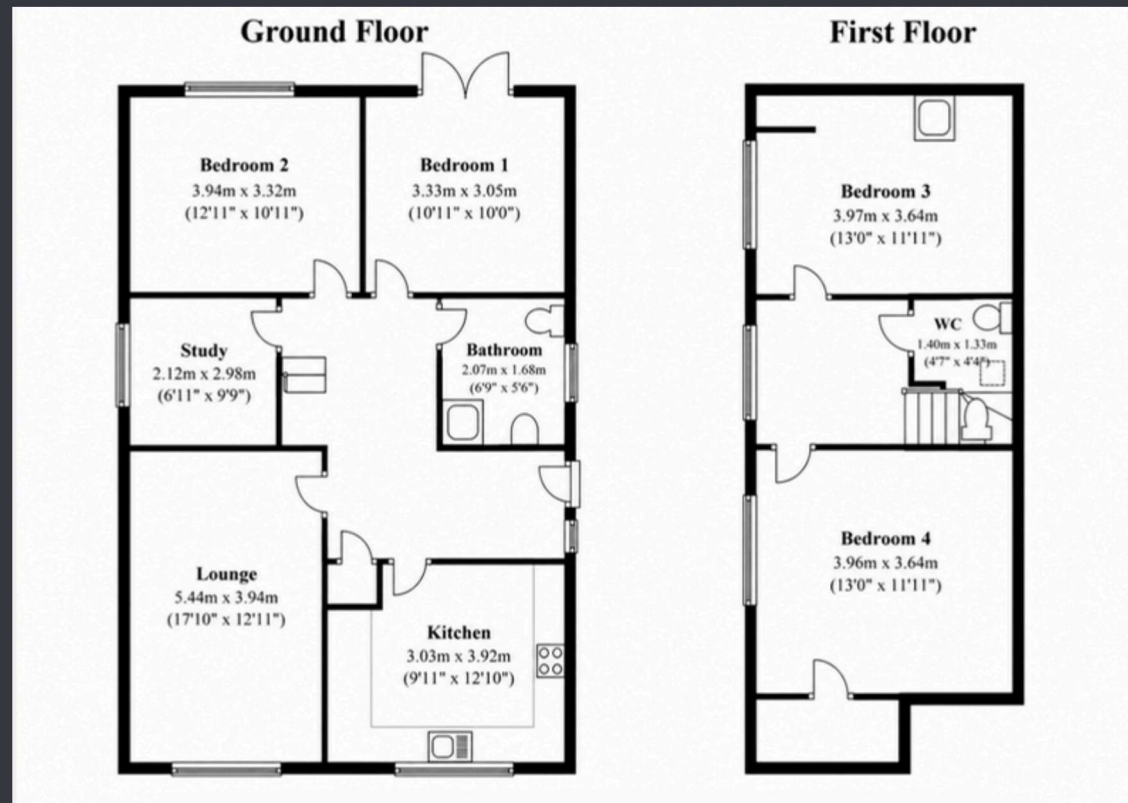
COUNCIL TAX BAND : F.

EPC RATING : TBC.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Waun Fawr



SERVICES

The property is served by mains water, electricity, and drainage, and is equipped with gas central heating.

MONEY LAUNDERING REGULATIONS 2026 -Intending purchasers will be required to provide identification documentation at a later stage, and we kindly ask for your cooperation to avoid any delays in finalizing the sale. Please note, there will be a charge of £55 per person for this service.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

AGENTS NOTE

Alexanders must state that the vendor of this property is an employee of this agency.

COPYRIGHT - © 2025 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

All please note: Whilst every care is taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract. Measurements are approximate and plans included are for illustrative purposes.