

*A most appealing 4 bed (En Suite) detached house with double garage in a sought after residential locality. Outskirts of Aberystwyth town centre.*



**25 Glanrheidol Llanbadarn Fawr, Aberystwyth, Ceredigion. SY23 3GG.**

**£350,000**

**Ref R/4033/ID**

**\*\*A most appealing 4 bed (En suite) residence\*\*Located in a popular residential cul de sac on the edge of Aberystwyth town centre\*\*Convenient level walking distance to town amenities\*\*Perfect family home\*\*Double Garage\*\*Pleasant rear garden\*\*Private parking\*\*Mains Gas Central Heating\*\*Double Glazing throughout\*\***

The property benefits from Ent Hall, Cloak Room, Dining Room, Lounge, Kitchen/Dining Room, Utility Room. First Floor - Central Landing, 3 Double Bedrooms, 1 Single Bedroom, 1 En Suite and Family Bathroom.

The property is situated on the fringes of Aberystwyth town centre. This strategic town in Mid Wales offers excellent employment and tourism with regional hospital, university of Wales, Welsh Assembly and Ceredigion County Council regional head quarters, as well as cafes, bars and restaurants. National and local retailers, Network rail connections and excellent public transport connectivity. Access to the promenade and All Wales coastal path.



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## GROUND FLOOR

### Entrance Hall



4' 1" x 19' 1" (1.24m x 5.82m) via half glazed upvc door, laminate flooring, central heating radiator. Stairs to first floor. Door into -

### Cloak Room



3' 8" x 4' 6" (1.12m x 1.37m) with low level flush w.c. pedestal wash hand basin, central heating radiator, extractor fan.

### Dining Room



11' 7" x 7' 8" (3.53m x 2.34m) with double glazed window to front, central heating radiator, laminate flooring, multiple sockets.

### Rear Sitting Room



12' 0" x 14' 1" (3.66m x 4.29m) with 2 tall double glazed windows overlooking rear garden, electric fireplace with ornate surround, central heating radiator, laminate flooring, TV point, multiple sockets.



### Kitchen/Dining Room

11' 0" x 15' 7" (3.35m x 4.75m) a lovely open light and airy space with range of fitted base and wall cupboard units with formica working surfaces above, inset stainless steel 1½ drainer sink with mixer tap, Neff electric double oven with 4 ring gas hob above, pull out extractor hood, integrated appliances include fridge freezer and dishwasher, tiled splash back, tiled flooring, double glazed window to rear, glazed patio door to rear garden.





Utility Room



5' 4" x 11' 9" (1.63m x 3.58m) with a range of base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, plumbing for automatic washing machine, outlet for tumble dryer, central heating radiator, extractor fan, tiled flooring.

## FIRST FLOOR

### Central Landing



10' 1" x 12' 0" (3.07m x 3.66m) via dog leg staircase from

ground floor with double glazed window to side, access hatch to loft. Door into airing cupboard with shower ring.

### Front Master Bedroom 1



15' 0" x 11' 2" (4.57m x 3.40m) spacious master bedroom with double glazed window to front, laminate flooring, central heating radiator, multiple sockets, door into -

### En Suite



8' 0" x 5' 0" (2.44m x 1.52m) a white suite comprising of an enclosed shower unit with mains shower above, pedestal wash



hand basin, low level flush w.c. central heating radiator, frosted window, extractor fan, half tiled walls, tile effect laminate flooring, shaver light and plug.

### Front Double Bedroom 2



12' 0" x 19' 8" (3.66m x 5.99m) a double glazed window to front, central heating radiator, laminate flooring, multiple sockets.

### Rear Bedroom 3



11' 5" x 8' 3" (3.48m x 2.51m) with double glazed window to rear with views towards the town and the national library, central heating radiator, laminate flooring, multiple sockets.

### Single Bedroom 4 / Office



8' 9" x 12' 7" (2.67m x 3.84m) (max) with double glazed window to rear, central heating radiator, laminate flooring, multiple sockets.

### Bathroom

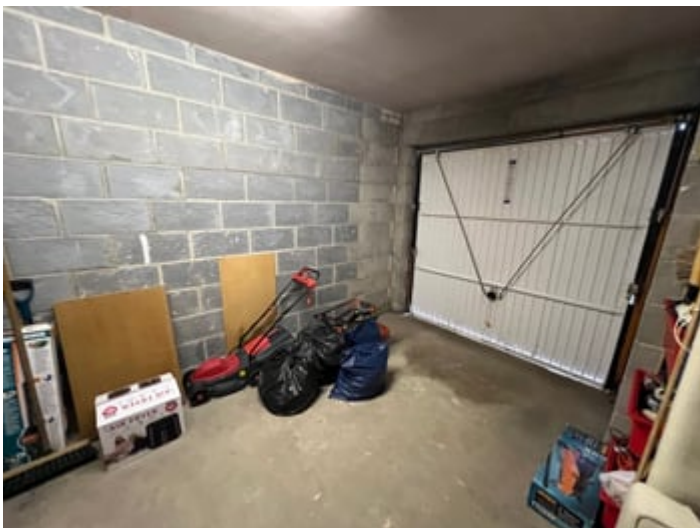


8' 9" x 5' 6" (2.67m x 1.68m) Having a modern white suite comprising of panelled bath with mains shower above, pedestal wash hand basin, low level flush w.c. half tiled walls, tiled effect laminate flooring, frosted window to rear, extractor fan, central heating radiator.

## EXTERNALLY

### Integral Double Garage

17' 1" x 16' 6" (5.21m x 5.03m) with 2 up and over doors, concrete flooring, lighting and power connected. Houses the Worcester combi boiler.



### To the Rear

A lovely presented enclosed garden mostly laid to lawn with patio area laid to slabs, paved path and many mature shrubs and trees to boundary.





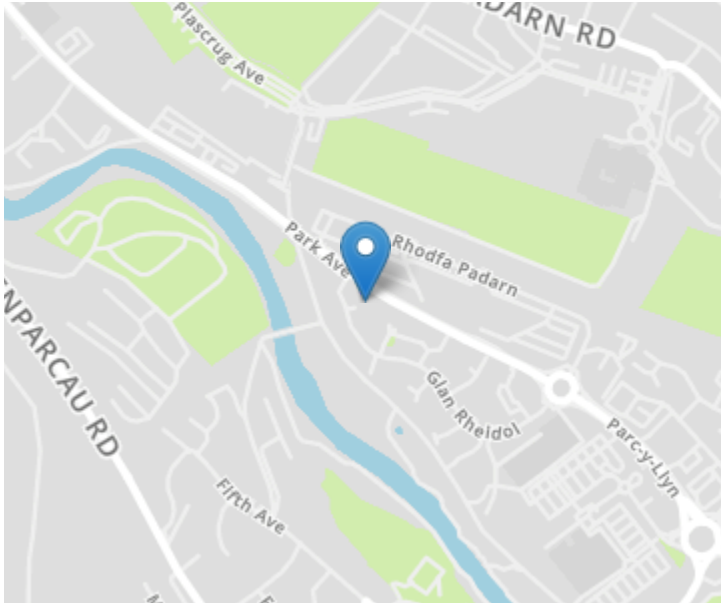
### To the Front

A tarmac forecourt with private parking for 2-3 cars, access to double garage, front lawn area.



### Services

The property benefits from Mains Water, Electricity and Drainage. Mains Gas central heating.



### Directions

Travelling from Morrisons roundabout towards Aberystwyth town centre proceed to the 2nd roundabout and take the 1st exit on the left, this will take you into Cae Ceredig, continue into the estate and you will pass signs for Clos Gwilym, Clos Morgan and Clos Gerallt. Continue along the site until you see the sign for Glanrheidol which is at the end of the site and the property is located as the 4th property on the right hand side.

For further information or to arrange a viewing on this property please contact :

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