

*Well presented 3 bed family home. Edge of town centre location. Llanbadarn Fawr Aberystwyth - West Wales.*



Penybont Road Llanbadarn Fawr, Aberystwyth, Ceredigion. SY23 3RB.

**£255,000 Offers in Excess of**  
**Ref R/4803/RD**

**\*\*REDUCED TO OFFERS IN EXCESS OF £255,000 FOR A QUICK SALE).\*\***

**\*\*Attention 1st time buyers/Attention investors\*\*A fully refurbished 3 bed family home\*\*Immaculately presented\*\*Side parking with rear ground floor garage and private garden area\*\*Walking distance to town centre amenities\*\*Prepared to be deceived\*\*No expense spared on the fixtures and fittings\*\*New Heating & Electrics\*\*New Flooring\*\*New Kitchen\*\*New bathroom\*\*Views over rear playing fields\*\*A great 1st time buyer opportunity to get onto the ladder\*\*Chain Free\*\***

The property is situated within Llanbadarn Fawr on the fringes of Aberystwyth town centre. Aberystwyth offers a good level of local amenities and services including university, regional hospital, network rail connections, public transport connectivity, retail parks, industrial estates, traditional high street offerings and promenade.



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## GENERAL

An impressive 3 bedroomed family home having been fully refurbished by the owners over the last couple of years.

The works include -

Fully rewiring and replacement heating and boiler.

New flooring.

New kitchen

New bathrooms

Fully re-decorated.

The property enjoys a private rear garden and integral garage to rear, as well as an useful Utility and Store Room,

There is potential that this can be utilised as a separate unit of accommodation subject to the necessary consents e.g. annexe.

## GROUND FLOOR

### Reception Porch

With double glazed front and side windows and double-glazed main entrance door into:

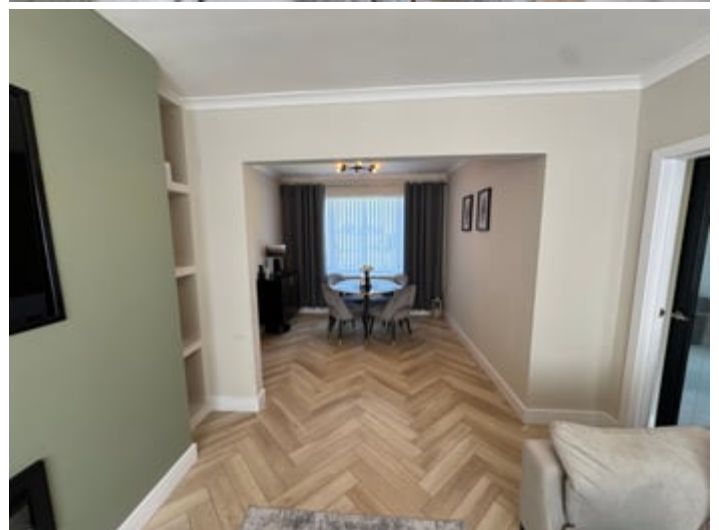
### Hallway

With radiator, stairs to first floor accommodation, under stairs storage cupboard, multiple sockets, Herringbone style flooring and glass doors off to -

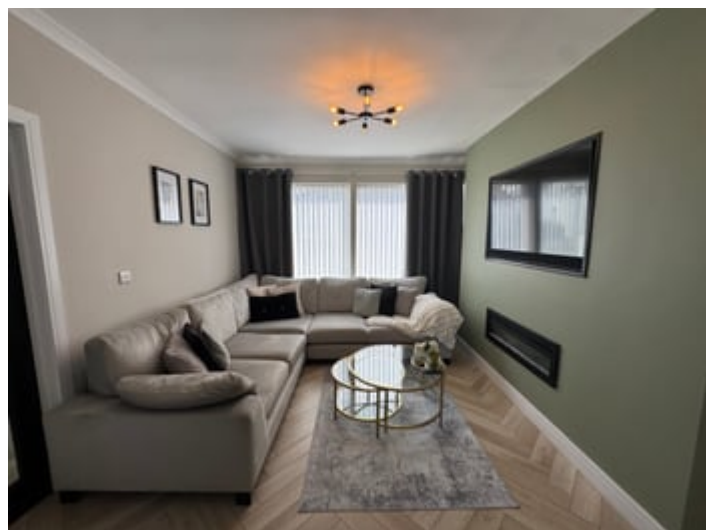


## Living Room

12' 2" x 10' 0" (3.71m x 3.05m) being light and airy with double glazed windows to front, Herringbone style flooring, alcoves for both a flat screen TV and modern electric style fireplace, coved ceiling, feature alcove shelving and opening to:

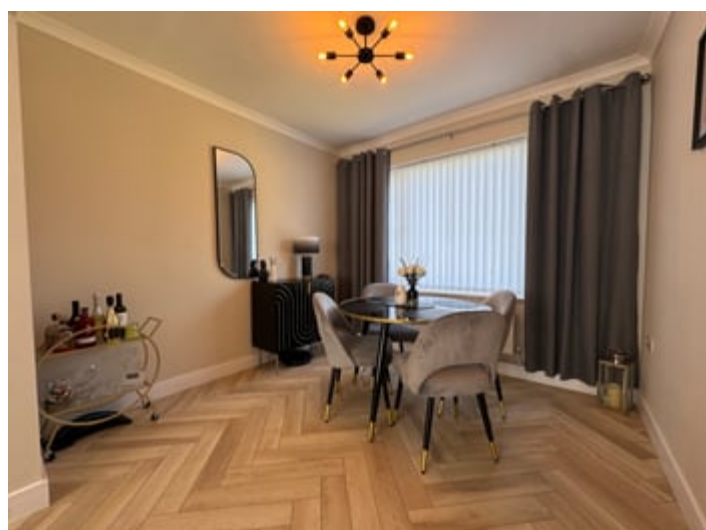






## Dining Area

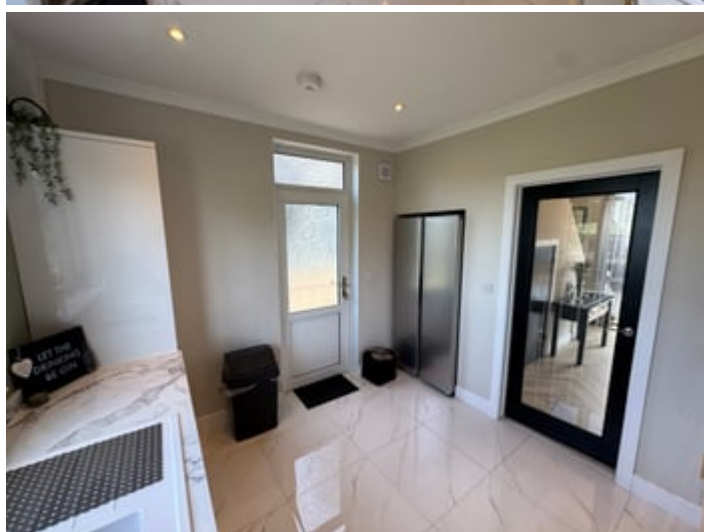
9' 10" x 9' 4" (3.00m x 2.84m) double glazed window to rear with views over adjoining farmland, playing fields and towards Aberystwyth



## Kitchen

10' 0" x 9' 4" (3.05m x 2.84m) with modern white kitchen suite including base and wall units, integral electric oven and microwave, 4 ring induction hob with filter hood over, integral dishwasher, double glazed window to rear with views over adjoining farmland, playing fields and towards Aberystwyth, tall unit alcove and space suitable for fridge freezer, 1½ sink and drainer with mixer tap, double glazed glass paneled side entrance door, integral spotlighting and plinth spot lighting.





## FIRST FLOOR

### Main Landing Area

With double glazed window to side, shelved linen cupboard, access to loft area above and doors off to:



### Bedroom 1

11'6 x 11'2 A double bedroom with double glazed window to rear with views over adjoining farmland, playing fields and towards Aberystwyth, radiator, multiple sockets, TV point.

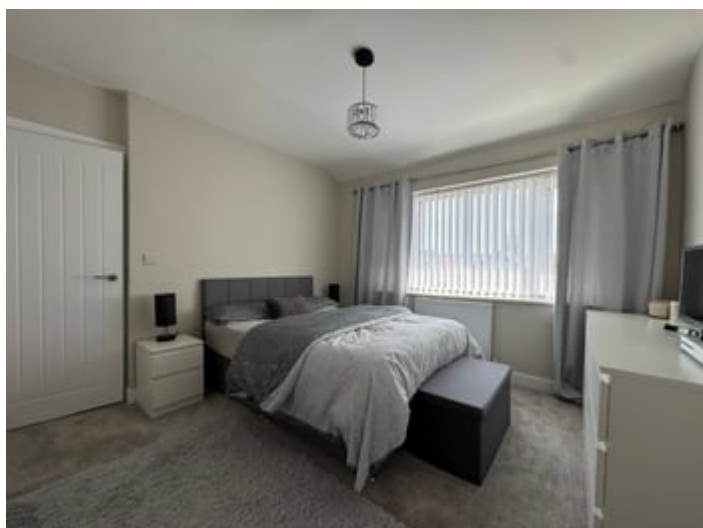






### Bedroom 2

10'11 x 10'5 A double bedroom with double glazed window to front, radiator, multiple sockets, TV point.



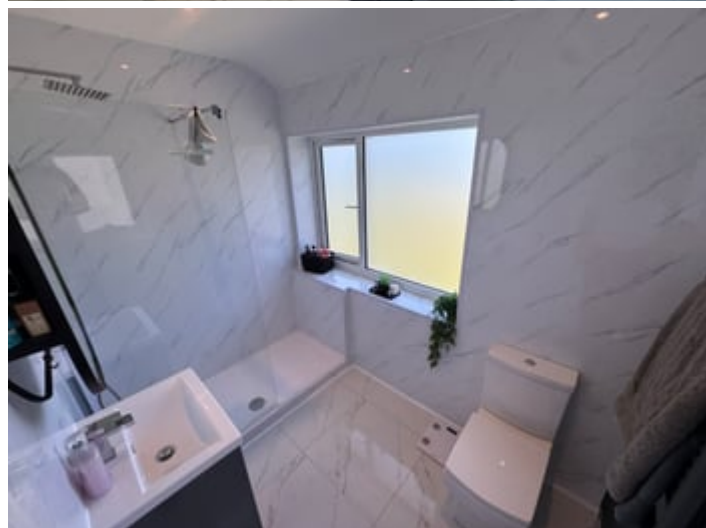
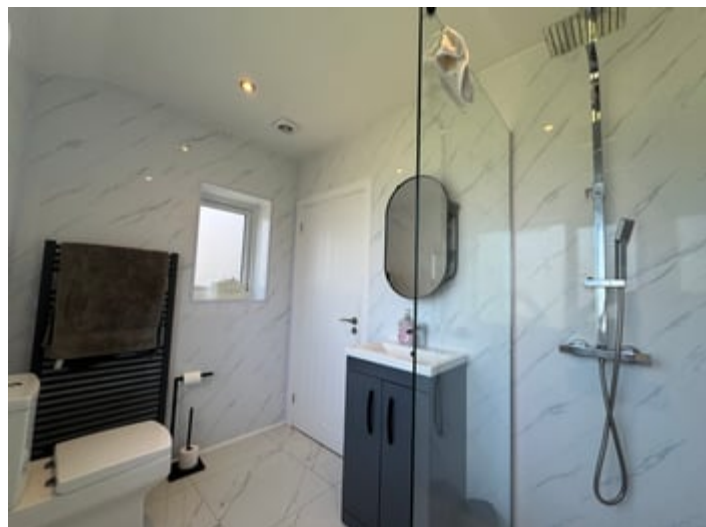
### Bedroom 3

9' x 7'7 (max dimensions) A single bedroom, currently used as a dressing room, double glazed window to front, radiator and over stairs shelved cupboard.



### Bathroom

Fully refurbished with 1600 mm large glazed shower unit with waterfall head and shower attachment, vanity wash and basin, integral spotlighting, heated ladder style towel, rail double glazed windows to rear, shower boarded walls, tiled floor and extractor fan.



## EXTERNALLY

### To Front

Pull in parking provision with enclosed front forecourt to the entrance porch, side driveway leading down to



### Rear Garden Area

with additional parking area to the lower area with extended patio area to the front of the garage with extended lawn area to mature hedgerow boundary.





### Basement/Garage

The basement area could be suitable for conversion into further accommodation or possibly a separate annex (stc).

### Garage

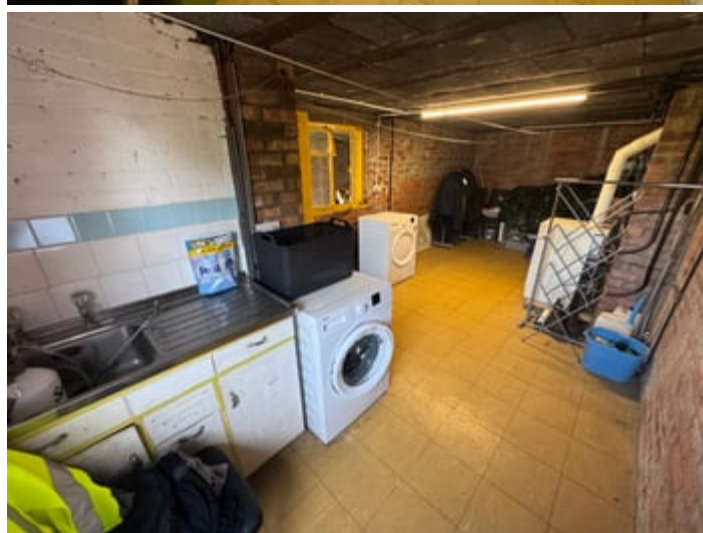
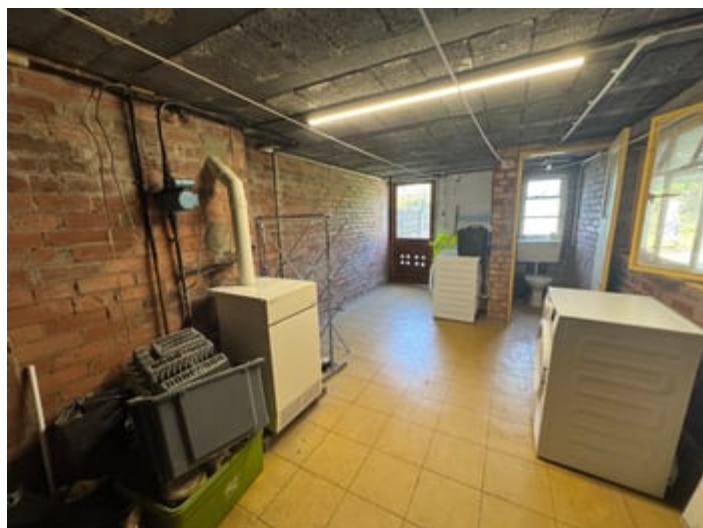
22.2 x 9'8 with up and over door to front wall, mounted gas fired 'Ideal' central heating boiler (fitted within the last 12 months), window to side and power and lighting connected, concrete base, radiator.



### Utility Room

22' 2" x 9' 10" (6.76m x 3.00m) with plumbing for washing machine, single bowl sink unit. Door leading through to -

W.C. with w.c. and window to rear.



### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a

recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **VIEWING ARRANGEMENTS**

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## **Services**

We are advised that Mains Electricity, Water, Gas and Drainage.

**TENURE** We are advised that the property is Freehold.

Council Tax Band -(Ceredigion County Council).



## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (48)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

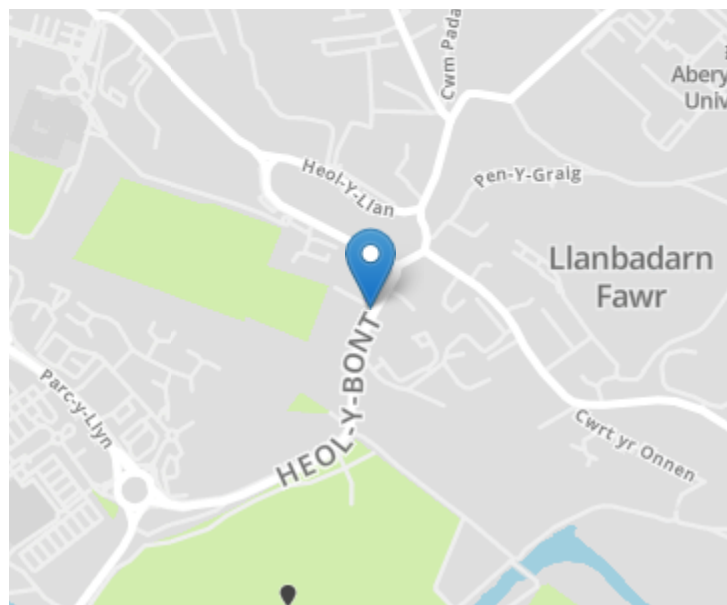
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No


**The existence of any public or private right of way?** No



## Directions

At The Park Lodge Hotel, proceed towards Llanbadarn Fawr crossing over the railway line and proceed for a further 100 yards and the property will be located on the left hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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**Ceredigion**  
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<http://www.morgananddavies.co.uk>



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**RICS**