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Charming 2 bedroom cottage with a large rear garden. Edge of Town location. Aberystwyth, Mid Wales.



6 Quebec Road, Llanbadarn Fawr, Aberystwyth, Ceredigion. SY23 3QT.

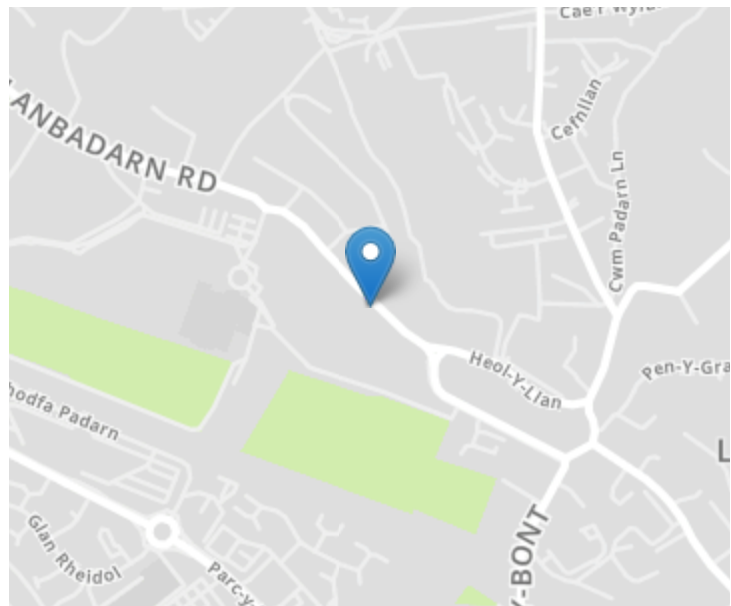
R/3515/ID

£175,000

**** Attention first time buyers / Investors ** Delightful 2 Bedroom mid-terrace cottage ** Edge of Aberystwyth Town centre ** Large garden to rear ** Double glazing throughout ** Mains gas central heating ** Walking distance to all amenities and to the beach ****

The property comprises of - Front lounge, dining room, rear kitchen. First floor - 2 double bedrooms, bathroom.

Located in a popular residential locality, the property is situated on the fringes of Aberystwyth town center. This strategic town in Mid Wales offers excellent employment and tourism prospects with the regional hospital, University of Wales, Welsh Assembly Government Offices and Ceredigion County Council Regional Headquarters. Having local cafes, bars, restaurants and local and national retailers, network rail connections, excellent public transport connectivity. Access to the main promenade and the All Wales coastal path.



Front Lounge

16' 6" x 14' 0" (5.03m x 4.27m) Entrance via UPVC door, double glazed window to front, frosted window to rear, central heating radiator, stairs leading to first floor, door into -



Dining Area

13' 0" x 8' 8" (3.96m x 2.64m) with dual aspect windows to front and side, central heating radiator, door into -





Kitchen

13' 6" x 6' 1" (4.11m x 1.85m) with a range of base and wall cupboard units, Formica working surfaces above, whirlpool fan assisted oven, 5 ring gas hobs, stainless steel splashback, stainless steel extractor hood above, integrated fridge, space for automatic washing machine, 1 1/2 drainer sink with mixer taps above, dual aspect window to rear and side overlooking the garden, central heating radiator, laminate tile effect flooring, tiled splashback, Honeywell gas combi boiler, UPVC door out to rear patio.



First Floor

Rear Double Bedroom 1

8' 8" x 14' 3" (2.64m x 4.34m) A light room with central heating radiator, sliding doors out onto flat roof which could be utilised as a balcony. Views over the garden.



Bathroom

7' 3" x 7' 0" (2.21m x 2.13m) A white suite comprising of a paneled bath with hot and cold taps, MIRRA electric shower unit above, PVC lined walls, pedestal wash hand basin with

hot and cold taps above, mirror cabinet, low-level flush WC, radiator, Velux window above.



Front Double Bedroom 2

12' 3" x 11' 0" (3.73m x 3.35m) Good sized double bedroom with 2x dormer windows to front, built-in wardrobes.



Externally

To the Rear

One of the properties main attraction is the large rear garden

being over 130ft in length. The property benefits from a large patio laid to slabs, a block built store, steps down to the large lawn area. The garden area is fully enclosed with mature hedge rows to boundaries.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Services

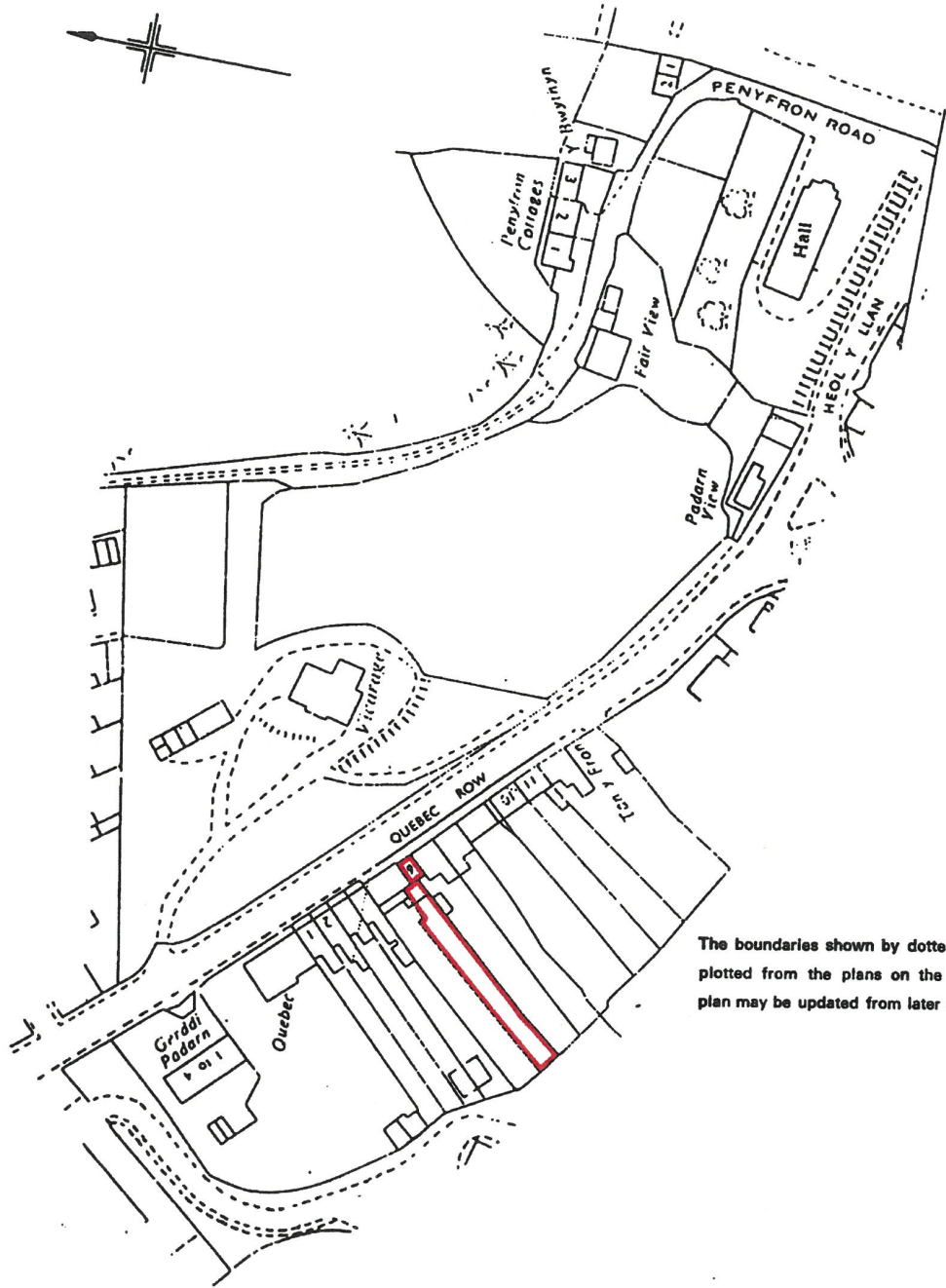
We are advised the property benefits from mains water, electricity and drainage. Mains gas central heating. Council tax band 'C'. Freehold.

Directions

On entering Aberystwyth along the A487 road from the South. Please proceed through the village of Penparcau following the A4120 signed posted Town Centre. Carry along this road via the Parcyllyn retail park passing the Park Lodge Hotel on your left hand side, until you come to the next roundabout for the A44, taking the 1st left onto Ffordd Sulien. Proceed along this road onto Quebec Road and the property will be located on the left identified by the agents 'For Sale' board.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 636034	
ORDNANCE SURVEY PLAN REFERENCE	SN 5981	SECTION G	Scale 1/1250 Enlarged from 1/2500
COUNTY DYFED		DISTRICT CEREDIGION	
ADMINISTRATIVE AREA		© Crown copyright	

ADMINISTRATIVE AREA CEREDIGION
SIR CEREDIGION



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.