

Llanbadarn

Fawr

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Viewing Arrangements
Strictly by appointment
through Alexanders

Llanbadarn Fawr

Guide Price £135,000

Welcome to this charming one-bedroom quad house located in the desirable area of Llanbadarn Fawr, Aberystwyth. Perfectly positioned for convenience, this delightful home is just a short stroll away from local amenities including a supermarket and a doctor's surgery.

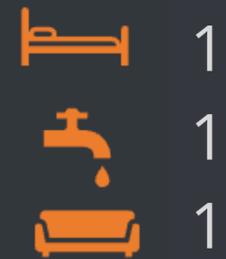
Welcome to this quaint one-bedroom quad house nestled in the sought-after area of Llanbadarn Fawr, Aberystwyth. Perfectly positioned, this delightful home offers convenient access to all local amenities, including a supermarket and doctor's surgery. With the vibrant Aberystwyth town centre just a short walk away, you'll enjoy the best of both worlds.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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

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PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points and double-glazed windows. Council tax band B.

ENTRANCE

The property is entered via uPVC double glazed casement door to;

LIVING ROOM (16'2" MAX x 10'2*)

Double glazed uPVC window to front elevation. Further double glazed uPVC window to side elevation. Open stairs to first floor Timber laminate to floor. Double panelled radiator. Range of power points. TV and satellite point. Telephone point. Door to Cloakroom

Open doorway to;

KITCHEN (9'5" X 5'8")

Double glazed UPVC window to side elevation. Range of base and eye level units with roll-top work surfaces over. Complementary ceramic tiling to water sensitive areas. Single bowl, single drainer, stainless steel sink unit with mixer tap over. Fitted stainless steel electric fan assisted oven and grill. Surface mounted 4 burner gas hob with stainless steel extractor hood over. Space and plumbing suitable for automatic washing machine. Space suitable for free standing fridge-freezer.

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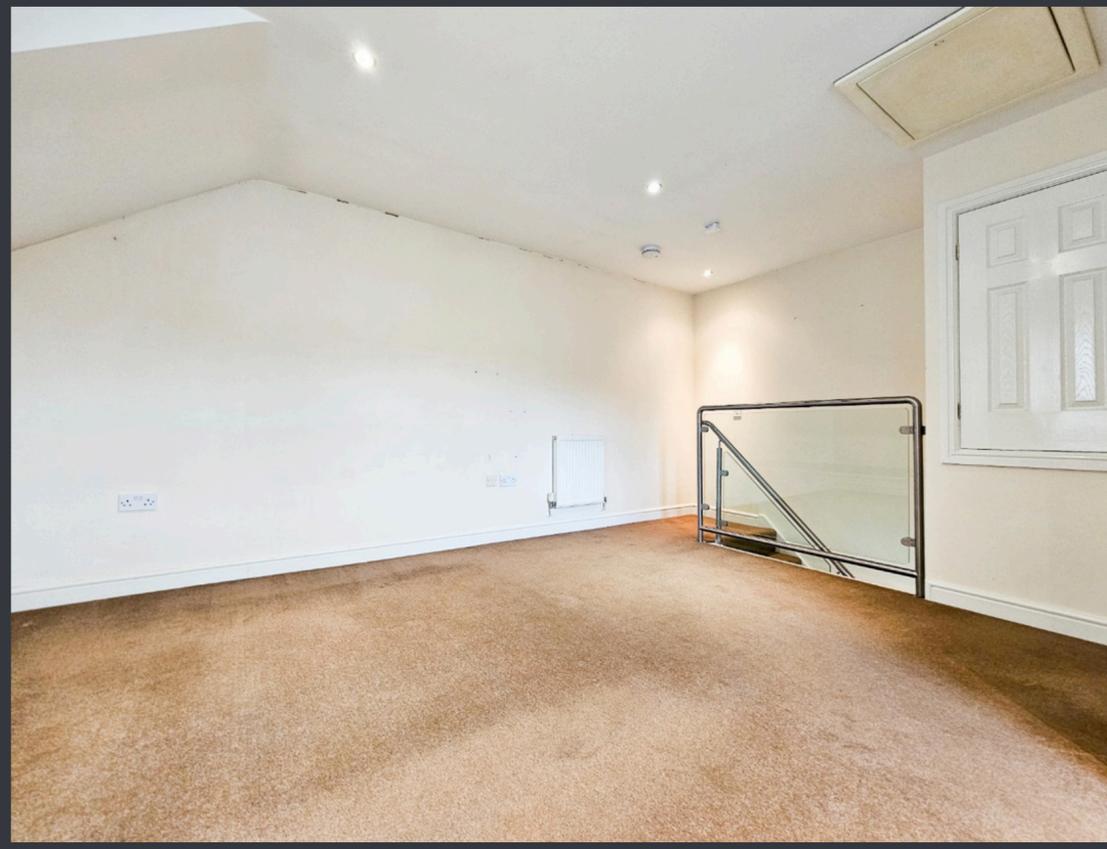
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CLOAKROOM

Suite comprising wash hand basin and low flush w/c. Door to cupboard. Fitted automatic extractor fan.

FIRST FLOOR

Open stairs rise from lounge with brushed stainless steel balustrade and glazed panel to;

OPEN PLAN BEDROOM (16'2" X 16'2")

Double glazed dormer window to side elevation. Double glazed window to front elevation. Range of power points. Telephone point. TV & Satellite points. Three panelled radiators. Door to warming cupboard housing "Vaillant" gas fired combi boiler providing domestic hot water and central heating facilities. Access to loft area.

Door to:

BATHROOM

Ceramic tiling to floor. Full ceramic tiling to walls. Panelled radiator. Suite comprising low flush w/c, pedestal wash hand basin and shower cubicle with glazed screen housing mains assisted mixer shower. Fitted automatic extractor fan.

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OUTSIDE

Lawned garden to front and parking space for one vehicle.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

The agent advises any potential purchaser to contact this office for further information regarding this property prior to arranging a viewing.

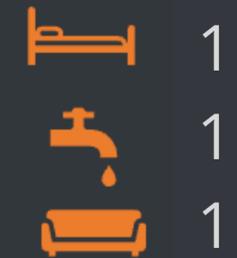
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

