



Llanbadarn Fawr

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Viewing Arrangements
Strictly by appointment
through **Alexanders**

Llanbadarn Fawr

Guide Price £148,000

This delightful two-bedroom end of terrace property is situated in the sought-after village of Llanbadarn Fawr, offering convenient access to all local amenities.

Introducing this two-bedroom end of terrace property, nestled in the ever-popular village of Llanbadarn Fawr. Boasting an attic conversion, a rear garden, and convenient parking, this home offers a perfect blend of comfort and practicality. Located just 2.4 miles from Aberystwyth town center and within easy reach of all local amenities, it's an ideal choice for those seeking village life with the added benefit of nearby conveniences.

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 COMPRISSES

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

ENTRANCE

The property is entered through a glass-paned UPVC door that leads directly into the lounge/dining area.

LOUNGE / DINER (7.32m x 4.53m)

The lounge/diner is a spacious area and boasts wooden flooring throughout, a double-glazed window to the front elevation, a wall-mounted radiator, various power points, and a fireplace with surround. A glass-paned door leads to the stairs that take you to the first floor, while another glass-paned UPVC door offers access to the rear garden.

KITCHEN (3.10m x 3.66m)

The kitchen comprises wooden flooring, wooden base-level units with a matching worktop, a white butler sink with tiling in water-sensitive areas, space for a fridge/freezer, a wall-mounted radiator, and space for a cooker with a built-in extractor fan. It also features a double-glazed window to the side elevation, two double-glazed Velux windows, and a glass-paned UPVC door that leads to the rear garden.

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STAIRS LEAD TO THE FIRST FLOOR;

LANDING

Doors leading to various rooms and stairs leading to attic conversion.

BEDROOM ONE (3.53m x 3.53m)

Features a double-glazed window to the front elevation and a wall-mounted radiator.

BEDROOM TWO (3.53m x 2.08m)

This bedroom benefits from a double glazed window to the rear elevation and a wall mounted radiator.

BATHROOM

The bathroom features black and grey tiling throughout, a white bath with an overhead shower and glass panel, a low flush W.C, and a white hand wash basin and an a wall mounted towel radiator. It also includes a convenient storage cupboard and a double-glazed window to the rear elevation.

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ATTIC CONVERSION (3.73m x 3.53m)

The converted attic space, currently used as a bedroom but adaptable for various purposes such as a home office, features a wall-mounted radiator, cupboard space, downlights, and a Velux window to the rear elevation.

EXTERIOR

The rear garden offers a patio area, a grass lawn area, wooden fencing for privacy, and various mature shrubs and trees, creating a peaceful and private outdoor space.

IMPORTANT INFORMATION

TENURE

Freehold

SERVICES

This property is connected to mains electric and water and features mains gas central heating, along with double-glazed windows throughout.

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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.

VIEWINGS

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

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