

Llanbadarn Fawr



Viewing Arrangements
Strictly by appointment
through Alexanders

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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Llanbadarn Fawr

Asking Price £130,000

Perfect for first-time buyers, investors, or those in need of a property with convenience this one-bedroom flat presents a fantastic opportunity. Situate in the historic village of Llanbadarn Fawr, it offers easy access to local amenities including Coleg Ceredigion and University.

Delightful one-bedroom flat offers both convenience and practicality. Situated in the heart of the historic village of Llanbadarn Fawr, it provides easy access to local amenities. Perfect for first-time buyers looking to get on the property ladder, this home presents an excellent opportunity in a well-connected and sought-after location.

Llanbadarn Fawr

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ENTRANCE

The property is accessed through a UPVC casement glazed door leading into the second reception area.

RECEPTION (3.07m x 2.72m)

Currently used as a second reception room, this versatile space could also serve as a home office. A double-glazed UPVC window to the front elevation, along with two additional double-glazed UPVC windows to the side, allows for ample natural light. The room is equipped with multiple power points and a wall-mounted electric heater. A door provides access to the utility/meter cupboard, with entrances leading to the kitchen and lounge area.

KITCHEN (2.84m x 1.91m)

A range of wooden base and eye-level units with work surfaces. The kitchen features a built-in electric fan-assisted oven, a four-ring electric hob with a stainless steel finish, and a matching extractor. Additional conveniences include an integrated dishwasher, a single stainless steel sink, and ceramic wall tiling. There is also space for a fridge freezer and plumbing for a washing machine.

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LOUNGE (3.61m x 4.50m)

A double-glazed bay window to the front elevation allows for plenty of natural light. The room includes a wall-mounted heater, multiple power points, communicating doors lead to;

BEDROOM (2.72m x 4.67m)

A double-glazed UPVC window to the front elevation provides natural light. The room features multiple power points, a wall-mounted heater, and a door leading to a built-in cupboard.

INNER HALLWAY

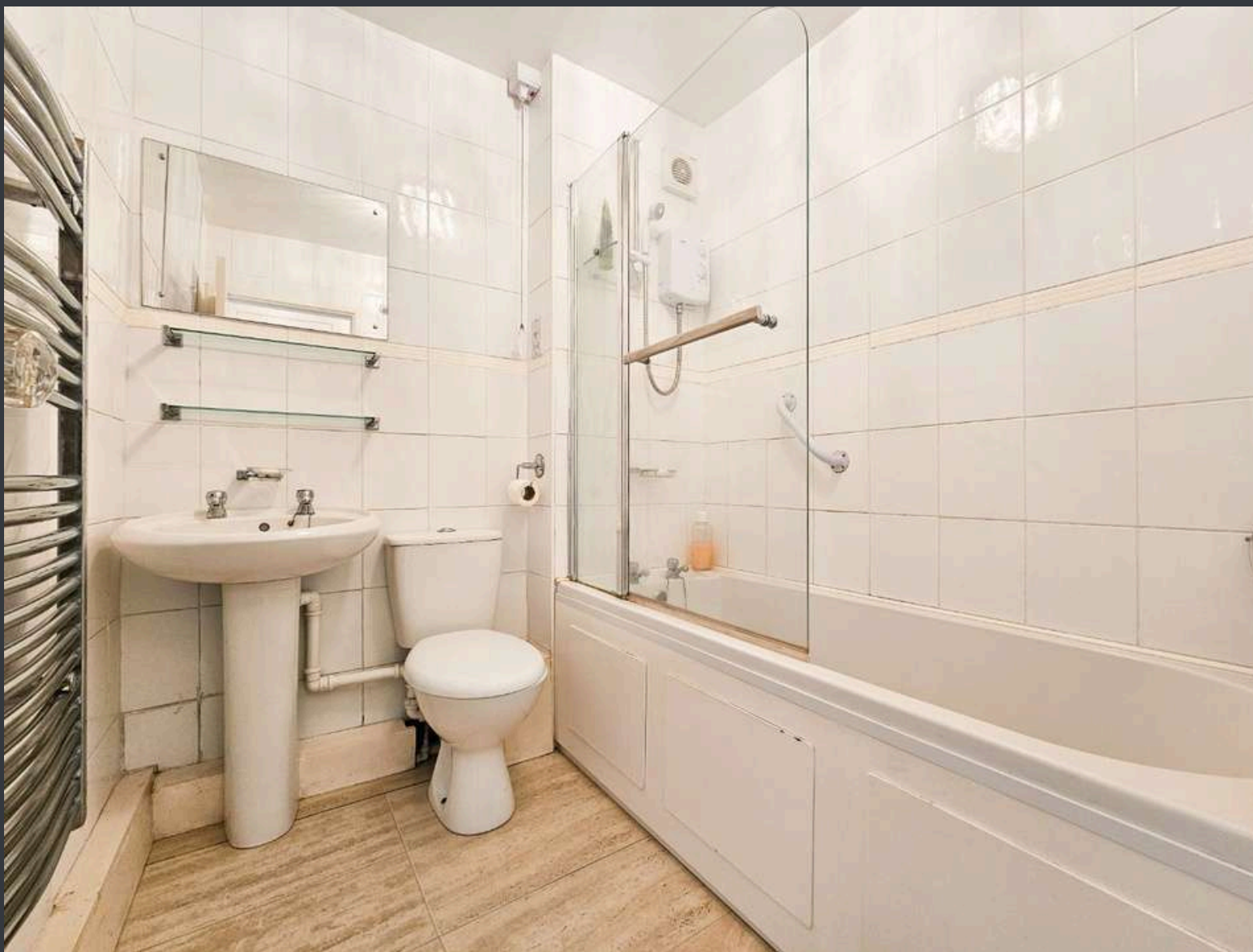
Provides access to spacious storage cupboards, one of which houses the hot water tank. Features a wall-mounted thermostat and a door leading to the bathroom.

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BATHROOM

The suite includes a low-flush WC, hand basin, and a panelled bath with an electric shower overhead. The walls are fully tiled, Chrome heated towel rail and Vinyl flooring.

EXTERIOR

A compact, low-maintenance enclosed front garden.

IMPORTANT INFORMATION

SERVICES

The property is connected to mains electricity, water, and drainage.

Council Tax: Band (B)

TENURE

Leasehold (89 Years Remaining)

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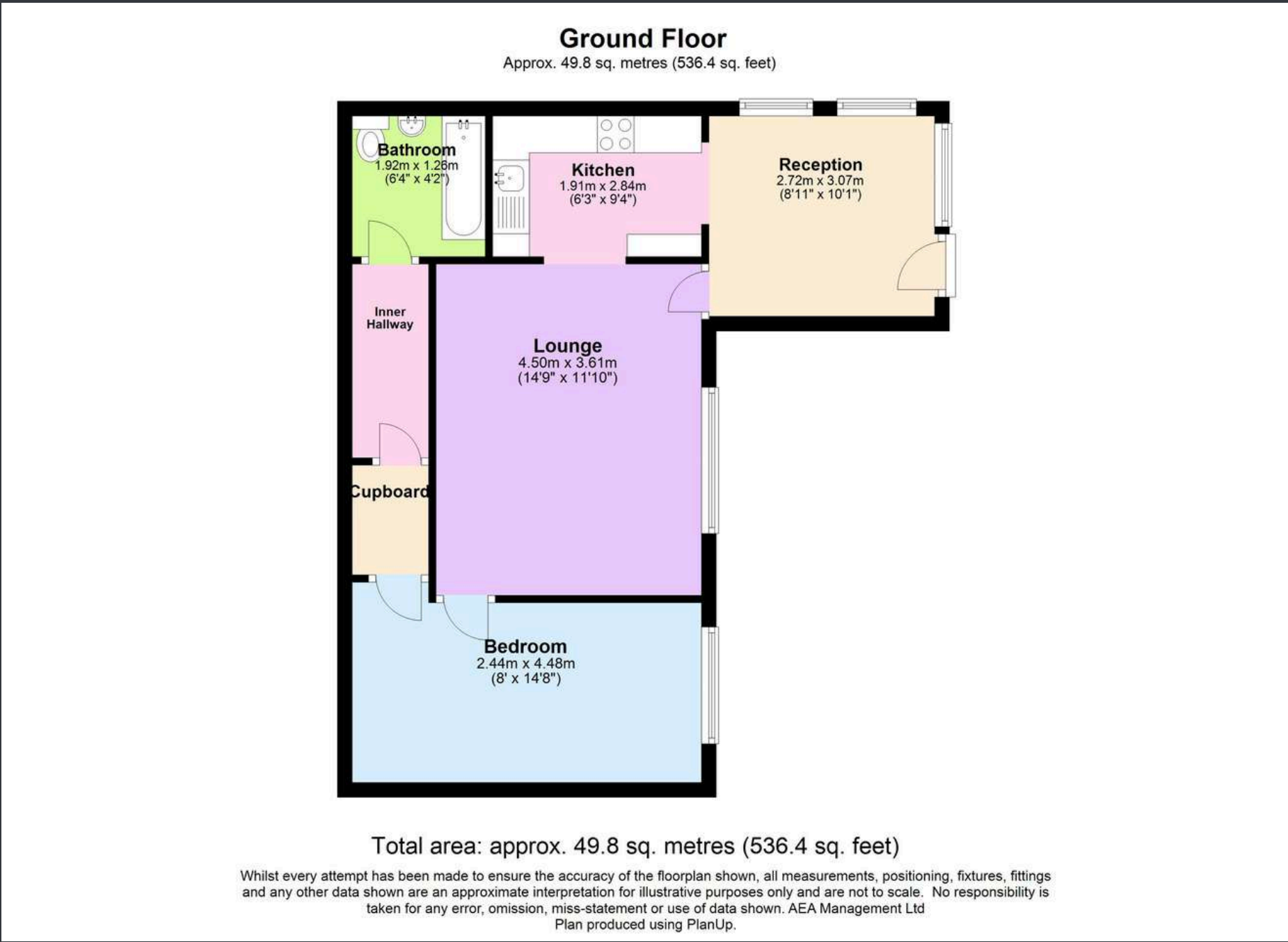
Fawr

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - 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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