

Llanbadarn

Fawr

	1
	1
	2

Viewing Arrangements
Strictly by appointment
through Alexanders



Llanbadarn Fawr

Guide Price £80,000

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.

This delightful one-bedroom flat offers a wonderful blend of convenience and comfort, set in the heart of the historic village of Llanbadarn Fawr. With local amenities just a short walk away and excellent links into Aberystwyth, it is ideally suited to first-time buyers, investors, or anyone seeking a well-located and manageable home.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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

Llanbadarn

Fawr

	1
	1
	2



ENTRANCE

The property is entered via a UPVC double-glazed casement door, opening into a useful second reception area.

RECEPTION (3.07m x 2.72m)

A bright and versatile room currently used as a second reception, but equally ideal as a home office or dining space. Double-glazed UPVC windows to the front and side elevations flood the room with natural light. Additional features include multiple power points, a wall-mounted electric heater, a useful utility/meter cupboard, and doors leading through to both the kitchen and lounge.

KITCHEN (2.84m x 1.91m)

A bright and versatile room currently used as a second reception, but equally ideal as a home office or dining space. Double-glazed UPVC windows to the front and side elevations flood the room with natural light. Additional features include multiple power points, a wall-mounted electric heater, a useful utility/meter cupboard, and doors leading through to both the kitchen and lounge.

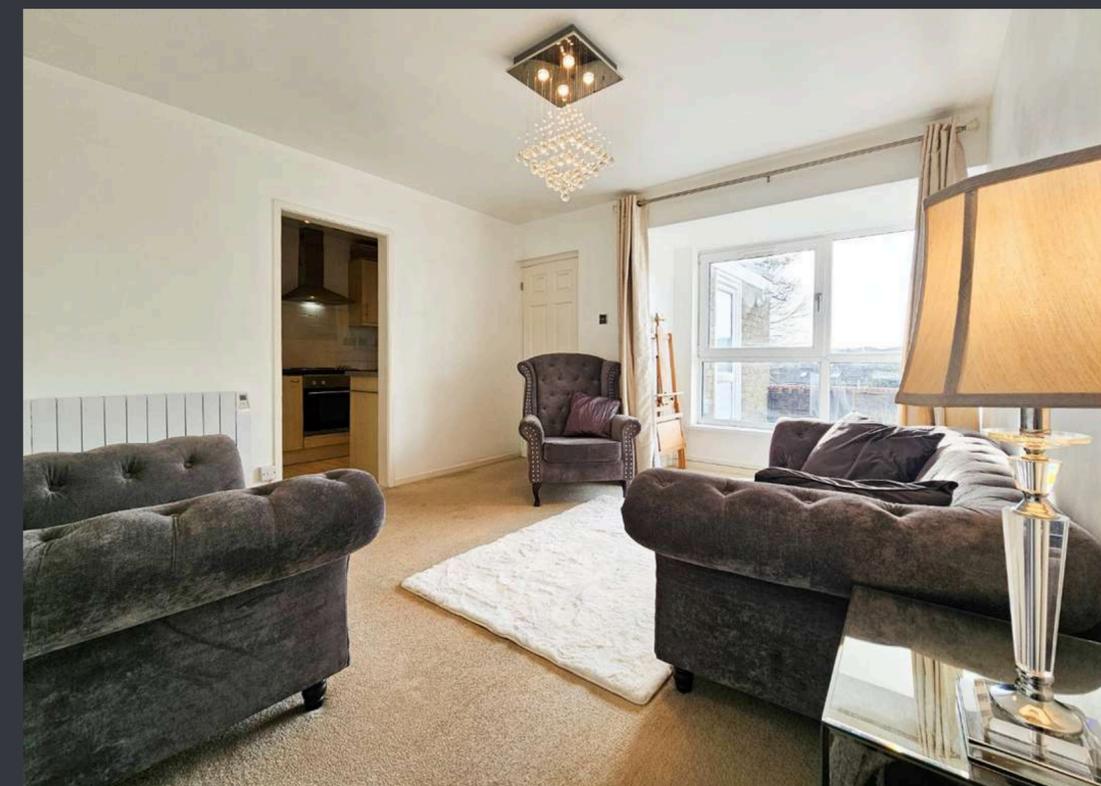
Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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

Llanbadarn

Fawr

	1
	1
	2



LOUNGE (3.61m x 4.50m)

A bright and welcoming living space, enhanced by a double-glazed bay window to the front elevation. The room offers multiple power points, a wall-mounted heater, and provides access through to the bedroom.

BEDROOM (2.72m x 4.67m)

A generously sized double bedroom featuring a double-glazed UPVC window to the front, built-in storage cupboard, wall-mounted heater, and multiple power points.

INNER HALLWAY

Offering additional storage cupboards, including one housing the hot water tank, along with a wall-mounted thermostat and access to the bathroom.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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

Llanbadarn Fawr



BATHROOM

Comprising a low-flush WC, wash hand basin, and panelled bath with electric shower over. The room is fully tiled and finished with vinyl flooring and a chrome heated towel rail.

EXTERIOR

A compact, low-maintenance enclosed front garden.

IMPORTANT INFORMATION

SERVICES

To the front of the property is a compact, enclosed, low-maintenance garden area.

Council Tax: Band (B)

TENURE

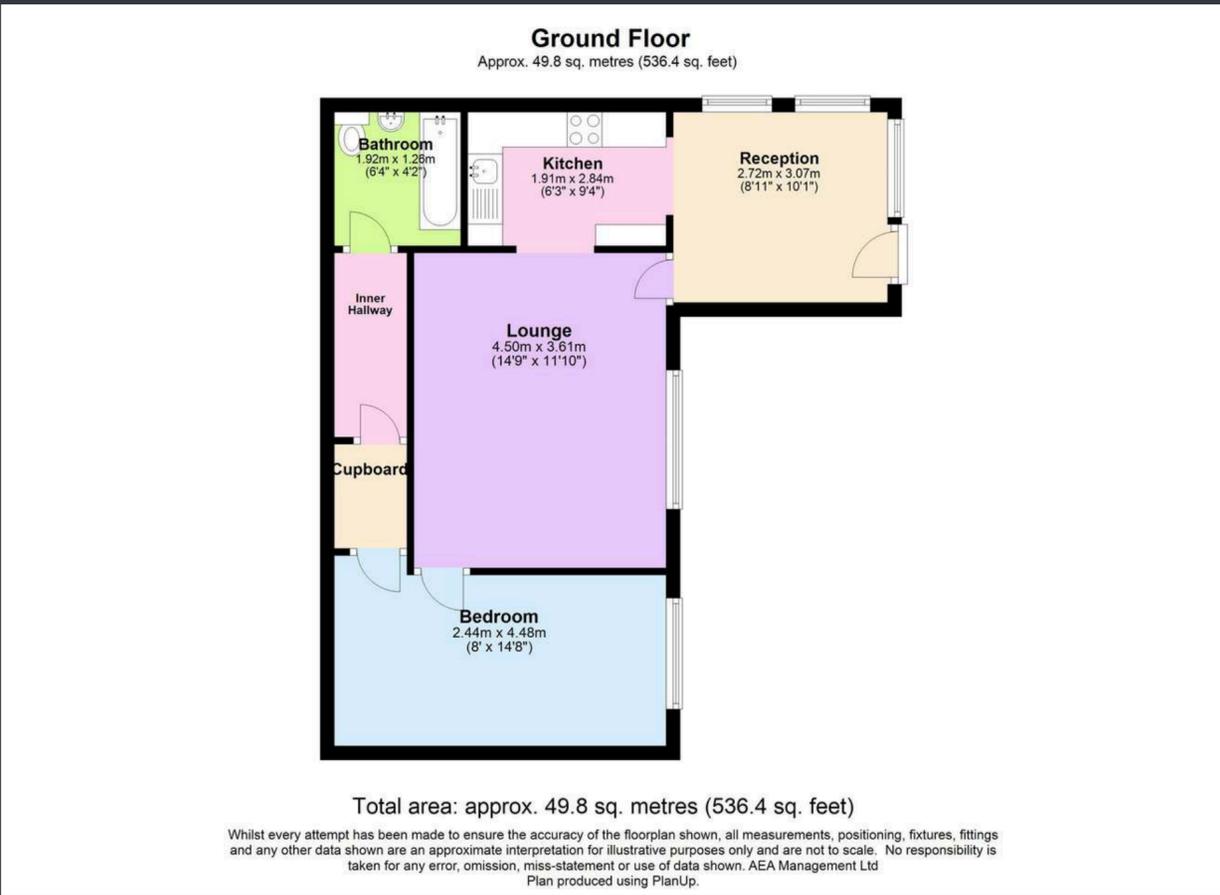
Leasehold (89 Years Remaining)

All please note: Whilst every care is taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract. Measurements are approximate and plans included are for illustrative purposes.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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

Llanbadarn Fawr



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.

COPYRIGHT

© 2024 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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