



## Llanbadarn Fawr

£179,000



Perfect for those looking to be close to the university, hospital and town centre, this 3 bedroom home boasts character as well as the conveniences of modern living. Spacious, with parking, a garden, and surrounding fields close by, this would make a great family home or a wonderful first time buy

- Double glazing
- 3 bedrooms
- Garden
- Close to local amenities
- Parking
- Perfect First Time Buy
- 2 Bathrooms

Cambrian Chambers  
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Call 01970 636000 to arrange a viewing



## MIN-Y-FFORDD

Less than five minutes from Aberystwyth by car, the village of Llanbadarn Fawr stands serene and quiet, perfect for families and professionals alike. Leafy and green, Llanbadarn has all the charm of rural life with all the conveniences one desires, and there are many countryside walks and Victorian architecture in this area to be enjoyed. Recently renovated Min-y-Ffordd maintains much of its original charm, and is a rare find this close to Aberystwyth town centre with its spacious garden and front of property parking. This 3-bedroom house is a must see for all first time buyers! Unless expressly stated all rooms have a range of power points, secondary glazed windows and radiators.

## PROPERTY COMPRISES

Property will be entered via a double glazed uPVC door into the entrance hallway.

## ENTRANCE HALL

5' 4" x 10' 11" (1.65m x 3.35m) This long hallway boasts a dark beige-carpeted staircase which rises to the first floor landing. The hallway itself benefits from laminate wood flooring, which is both stylish and practical. From this space there is communicating door to the living room.

## LOUNGE/DINER

21' 11" x 15' 8" (6.69m x 4.80m) Benefitting from natural light thanks to the central window, this spacious open plan room has been decorated in tranquil pastel tones. Recesses in the room allow for extra storage to be built, and the room is fully carpeted, helping to create a cosy feel perfect for family nights in in front of the fireplace. From this room there are communicating doors to the kitchen and under stair cupboard.

## KITCHEN

11' 10" x 12' 7" (3.63m x 3.84m) This spacious, contemporary kitchen, is equipped with range of base and

eye level oak wooden units, complete with chrome handles, and granite effect roll top work surfaces, and a single bowl, and single drainer stainless steel sink. In this room there is tiling to water sensitive areas and space for American double door fridge and washing machine. Currently integrated into the design of this room are the dishwasher, four burner gas hob with chrome chimney extractor, and complementary grill and double oven. From this room windows above the sink overlook the garden, to which there is a communicating door from this room.

## FIRST FLOOR LANDING

12' 2" x 10' 6" (3.72m x 3.21m) L-shaped landing which communicates to the main bathroom, shower room, master bedroom, bedroom two, and bedroom three. Provides access to the loft. Also benefits from a pine airing cupboard housing, ideal for storing linen. .

## BATHROOM

7' 6" x 5' 7" (2.30m x 1.72m) The monochrome themed bathroom has been designed and finished to a high standard, with 'relaxation' in mind. A well-proportioned room, which benefits from frosted windows above the bathtub, the bathroom is fitted with a white suite comprising a low flash WC, pedestal wash hand basin, uPVC panelled bath, and a heated towel rail.

## MASTER BEDROOM

11' 10" x 9' 10" (3.63m x 3.02m) The master bedroom has been decorated in a contemporary fashion, with sleek wooden built-in wardrobes providing additional storage, and is spacious enough for a king size bed and additional furniture. From this room a window lets in natural light and views of the garden.

## SHOWER ROOM

Tiling to walls. Suite comprises low flush WC, pedestal





wash hand basin and large shower cubicle.

### BEDROOM TWO

10' 4" x 9' 8" (3.15m x 2.96m) Comfortably sized, with light walls and fully carpeted floor, this room boasts space for a double or king size bed with room for additional furniture. Currently there is a desk in this room making it a perfect space for a teenager or student, however this room could also easily be made into a luxurious bedroom/dressing room with the substitution of a vanity table. This room also benefits from its own built-in wardrobe.

### BEDROOM THREE

7' 4" x 9' 1" (2.24m x 2.77m) Another comfortably spacious room with plenty of potential. Although currently a bedroom, the benefit of extra storage provided by the shelving in this room would make it a perfect study or games room. From this room a window overlooks the rear of the house.

### OUTSIDE FRONT OF PROPERTY

Pathway leading to front door. Off road parking space for one car.

### OUTSIDE REAR OF PROPERTY

Accessed via uPVC glazed kitchen door and steps which lead to a covered passageway leading to rear garden, with views of Llanbadarn Church and village. Consists of mainly lawned area with wall to perimeter one side and fence to the other. Garden shed. Gate leading to exterior.

### IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2017 - 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.

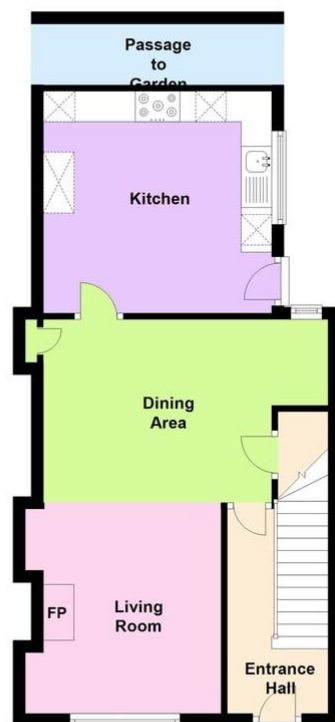
### VIEWINGS

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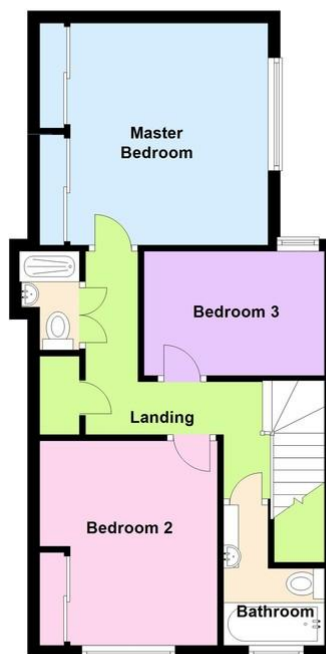




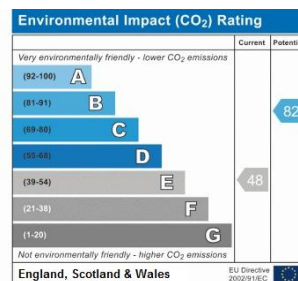
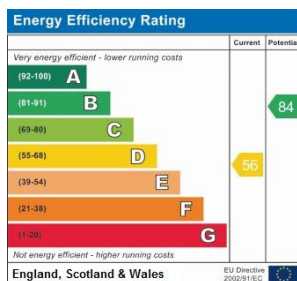
Ground Floor



First Floor



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Plan produced using PlanUp.

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**Local Authority**

Ceredigion County Council

**Council Tax Band**

D

**Energy Efficiency Rating**

56

**Viewing Arrangements**

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been 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 and they should measurements are approximate and plans included for illustrative purposes.

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