

Llanbadarn

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Local Authority

Ceredigion County Council

Council Tax Band

F

Energy Efficiency Rating

TBC

Viewing Arrangements

Strictly by appointment
through Alexanders

Llanbadarn

Asking Price £390,000

Three bedroom home with large gardens, parking and beautiful views

Frondeg provides a gorgeous location, spacious home and wonderful gardens. With a fully equipped kitchen, two reception rooms, three bedrooms, loft room, garage and it's very own orchard all overlooking the village of Llanbadarn Fawr. The original house dates back to 1911 with a more modern extension to accommodate 21st century living.

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PROPERTY COMPRISES

Unless expressly stated, all rooms have a range of power points, double glazed windows and radiators. The property is heated via gas central heating with mains electric. Property is council tax band F.

GROUND FLOOR

KITCHEN

5.09m x 3.96m

A fully equipped kitchen complete with vegetable sink, hand-wash basin, waste disposal and drainer in the main sink, multiple ovens and ample power points. It was previously home to a catering business. With four velux windows and views out over Llanbadarn, this kitchen is a bright, enjoyable and practical space.

BREAKFAST ROOM

3.53m x 2.74m

Prior to the extension this room was the main kitchen at the property. Now it provides extra units, worktop and storage space.

LIVING ROOM

4.28m x 3.85m

A spacious living room with large bay window making the most of it's elevated position and the views that come with it. The room maintains it's period character with picture rail, decorative coving and fireplace with living gas fire .





DINING ROOM

4.24m x 3.43m

The dining room mirrors the character of the living room beside it, again complete with large bay window, picture rail and coving. The dining room also houses a modern gas fireplace and beautifully aged floorboards.

UTILITY

6.39m x 2.96m

A large utility room spanning the width of the house provides a useful space for washing machine, dryer and general storage.

WC

3.51m x 1.26m

Ground floor WC complete with toilet and basin.

CELLAR

Accessed by stairs down from the hallway the cellar provides plenty of storage.





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FIRST FLOOR

BEDROOM ONE

4.28m x 3.85m

Bedroom one is a sizable double with a large bay window from which the views of the village below are even more striking. Complete with original fireplace and some built in storage this room is a grand master bedroom.

BEDROOM TWO

3.25m x 2.92m

Located at the rear of the property, bedroom two easily houses a double bed and furnishings. Also featuring a fireplace and built in single wardrobe.

BEDROOM THREE

4.24m x 3.43m

The third double bedroom, faces the front of the property with large bay window looking across the valley. Again with original fireplace, picture rail, built in double wardrobe and period character. Currently repurposed as a sewing room.





BATHROOM

2.50m x 1.85m

Family bathroom with neutral floor to ceiling tiles and full white suite including bath, shower, basin and toilet.

SECOND FLOOR

LOFT ROOM

3.46m x 2.88m

A handy extra space complete with velux windows. Lends itself to being repurposed as an office space or bedroom.

STORAGE

The other half of the attic is used as storage, accessed via a door in the loft room.

OUTSIDE SPACE

The outside space at Frondeg doesn't disappoint. At the rear of the property there is a top garden, accessed via stone steps and home to two flourishing green houses. Level with the kitchen extension and garage is a decked area, perfect for enjoying the surrounding views. A step down from the decking is another substantial section of garden, mature and full of fruit trees and vegetable beds - any keen gardener's dream. With parking space for 3-4 cars, you couldn't ask for much more.





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GARAGE

Large brick garage currently utilised as extra storage for the property but with huge potential. The garage also houses a loft space.

VIEWINGS

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

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2022

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.

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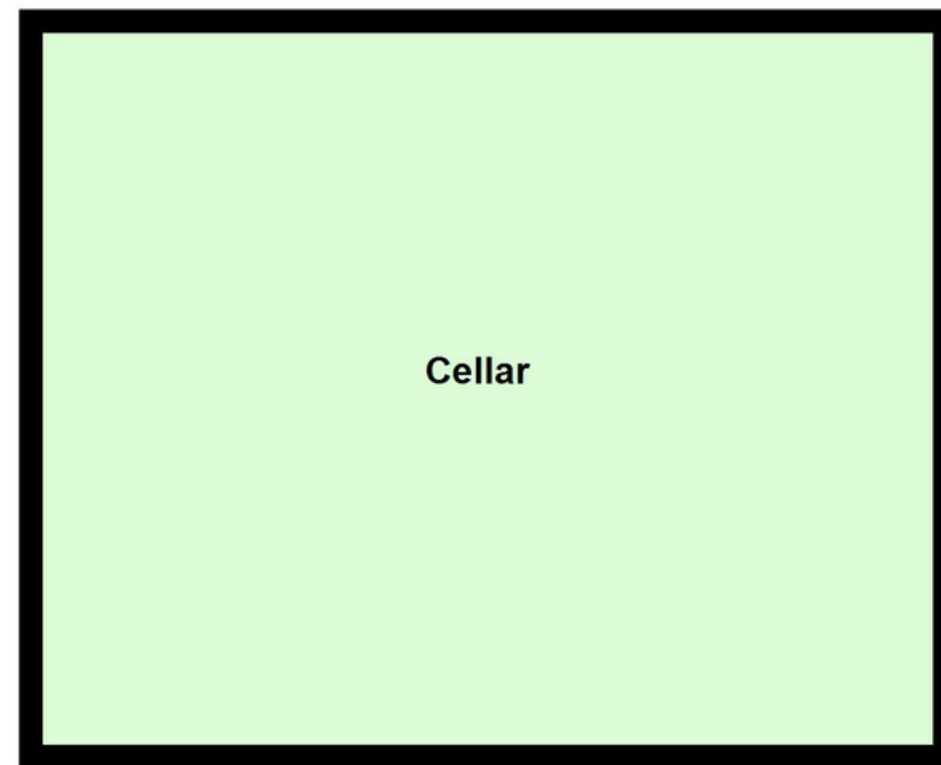
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Llanbadarn



Basement

Approx. 45.6 sq. metres (490.5 sq. feet)



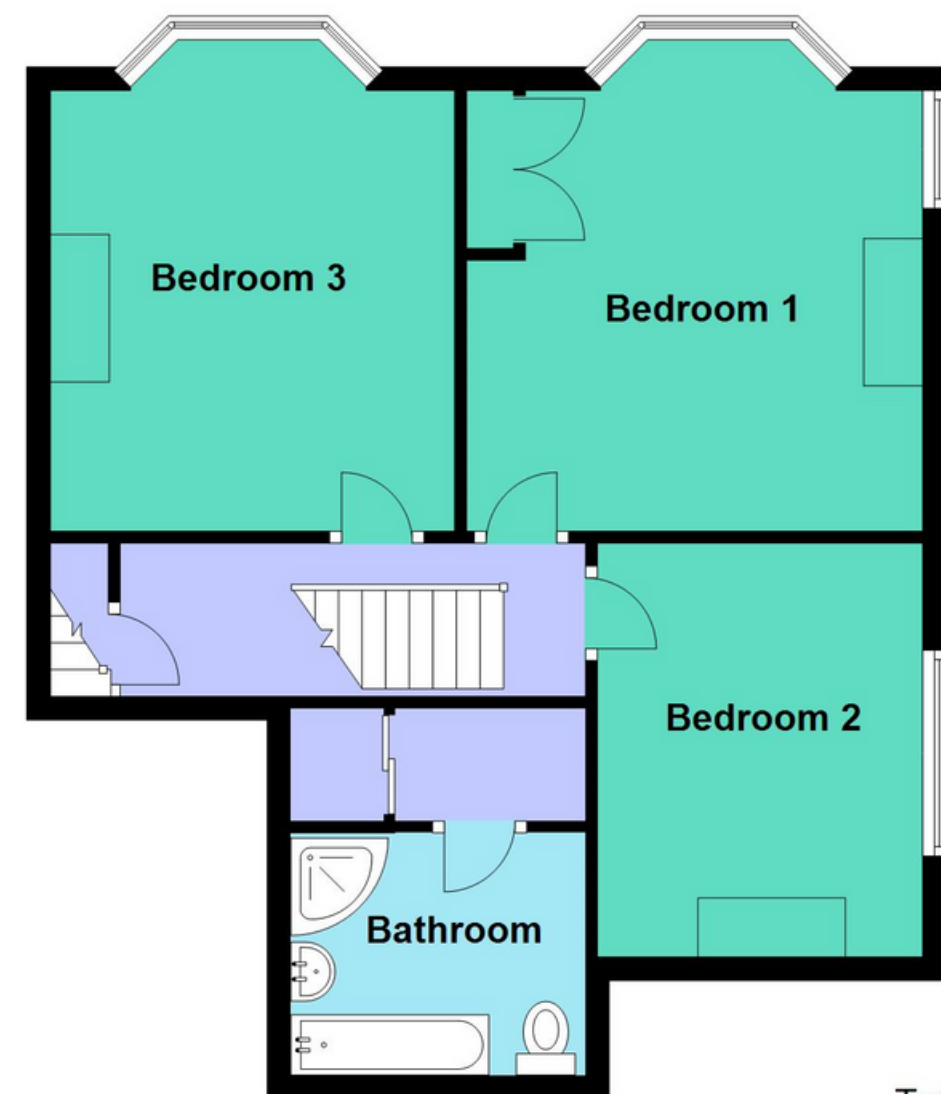
Ground Floor

Approx. 89.5 sq. metres (963.8 sq. feet)



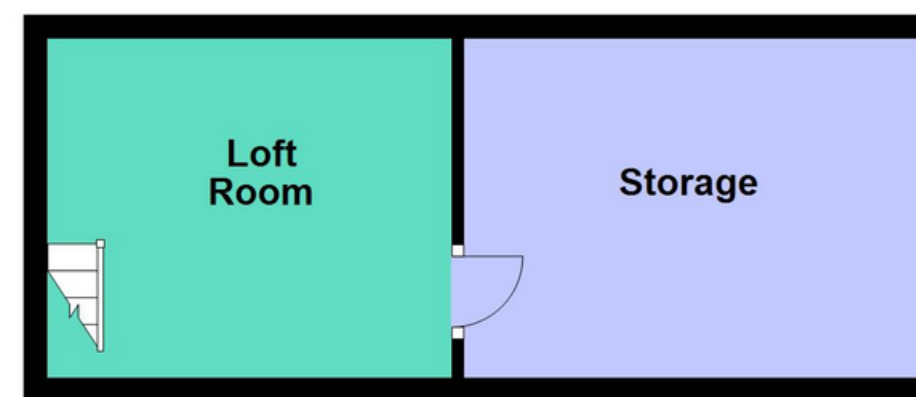
First Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



Second Floor

Approx. 21.3 sq. metres (229.7 sq. feet)



Total area: approx. 209.2 sq. metres (2251.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Opening Hours

Monday - Friday: 9am to 6pm
Saturday: 10am to 4pm

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