



FOR SALE BY PRIVATE TREATY

Set in the eye of the sun with aspect over the lower reaches of the Rheidol Valley in a sought after neighbourhood, within 10 minutes' walk to the town. Flexible accommodation either as a 5 bed family house or two self-contained flats.

**12 PADARN CRESCENT
LLANBADARN FAWR
ABERYSTWYTH SY23 3QW**



The property is beautifully positioned with a sunny facing aspect raised above Llanbadarn Road within minutes' walk of both primary schools, comprehensive school, the hospital & University.

Vendor Likes:

Sunny location
Views

Agent Likes:

Flexible accommodation
Convenient to town

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

12 Padarn Crescent, Llanbadarn Fawr, Aberystwyth, SY23 3QW

Accessed from the rear down steps to:-

COMMUNAL HALL



Ceramic tiled floor throughout ground floor. Staircase to first floor

LOUNGE



17' 6" x 14' 6" (5.33m x 4.42m)

Very spacious light room with picture window giving sunny views. Stone effect chimneybreast wall with alcove shelving. 2 x night storage heaters. Double sliding doors opening into dining room.

FRONT ENTRANCE PORCH

Terrazzo tiled floor.

BEDROOM 1



10' x 12' 6" (3.05m x 3.81m)

Views. Night storage heater. Fitted bedroom suite.

EN-SUITE SHOWER ROOM



9' 4" x 5' (2.84m x 1.52m)

Shower cubicle. Vanity wash hand basin. Low flush WC:

DINING ROOM



9' 10" x 14' 2" (3m x 4.32m)

Views.

KITCHEN/BREAKFAST ROOM



13' 6" x 11' 4" (4.11m x 3.45m)

Fitted base and wall units. Inset twin bowl single drainer stainless steel sink. Space with plumbing for washing machine. Worcester wall mounted boiler in concealed unit. Night storage heater. Fitted larder cupboard.

INNER HALL

Fitted storage cupboard.

BATHROOM



6' x 7' 6" (1.83m x 2.29m)

Panelled bath with direct shower over. Low flush WC: Pedestal wash hand basin. Fully tiled walls and floor. Electric wall fan.

FIRST FLOOR

Accessed via communal staircase to door to landing.

LANDING

Fitted storage cupboard.

BEDROOM 1



12' 6" x 21' 9" (3.81m x 6.63m)

Front & rear dormer windows. Fitted cupboard. Night storage heater.

BEDROOM 4



12' 6" x 10' 6" (3.81m x 3.2m)

Double drainer stainless steel sink unit. Space for slot in electric cooker. Plumbing for washing machine.

BEDROOM 3



12' 4" x 11' (3.76m x 3.35m)

Stunning views. Double window aspect. Night storage heater.

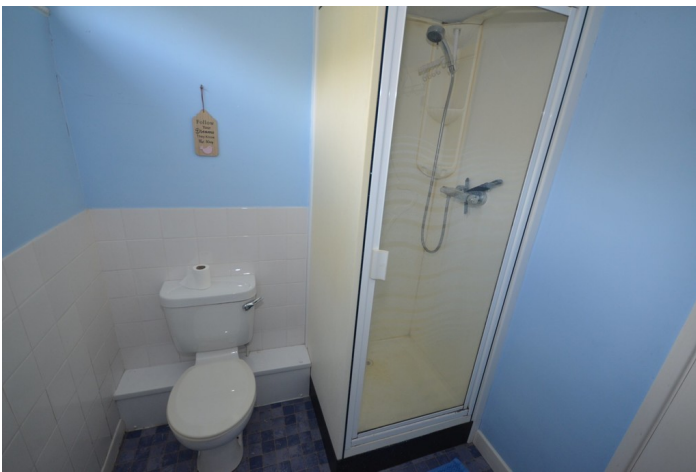
BEDROOM 2



12' 9" x 8' 8" (3.89m x 2.64m)

Stunning views Fitted wardrobe. Night storage heater.

SHOWER ROOM



7' x 6' (2.13m x 1.83m)

Shower cubicle. Low flush WC: Pedestal wash hand basin.

OUTSIDE

Rear access drive down to garage laid to two tier terrace garden, steps down to main door.

Beautiful south facing front landscaped garden comprising lawn sun terraces, floral & shrub beds. Paddling pool. Foot gate access onto Llanbadarn Road.



INTEGRAL GARAGE



9' x 15' 6" (2.74m x 4.72m)

Remote electric up and over door. Window.

SERVICES

Mains electric, gas, water & drainage.

COUNCIL TAX

Currently registered as two flats, each being in Band 'C'

EER

48/E

VIEWING

Via agent's office:-

Jim Raw-Rees

1 Chalybeate Street

Aberystwyth

Ceredigion SY23 1HS

(01970) 617179

24-hour answer phone

PRICE:

£385,000



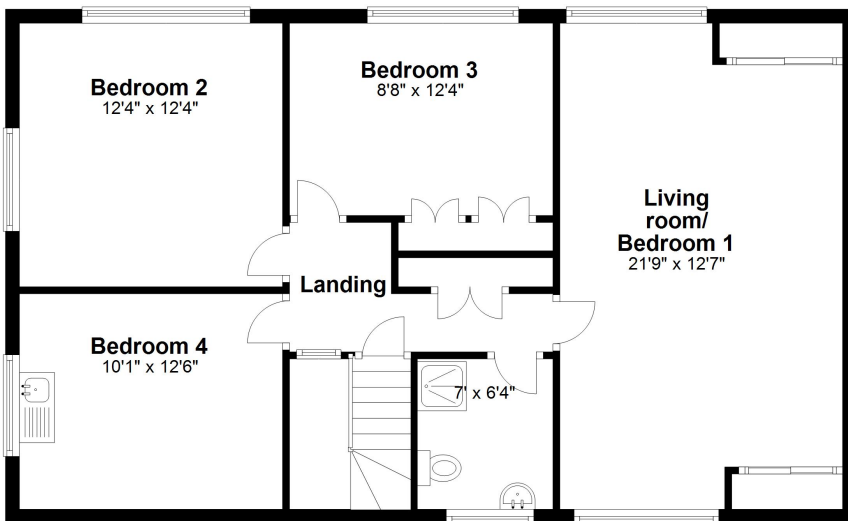
Ground Floor



SOUTH



First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.