



**PHILIP EVANS**  
ESTATES



**CLOS CEITHO, PARC Y LLYN, LLANBADARN FAWR, ABERYSTWYTH, SY23 3TZ**

**£298,000** ASKING PRICE

A spacious 3 bedroom property on the outskirts of Aberystwyth town.

The property comprises of 3 bedrooms to include one double bedroom with en-suite shower room, two double bedrooms, lounge, kitchen/dining room, bathroom/ WC, ground floor WC, garage, off street parking and gardens to the fore and rear.

The property benefits from Gas Central Heating and UPVC double glazing throughout.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FOR SALE**



### Location

The property located in the highly desirable Parc Y Llyn estate, approximately 1 mile from Aberystwyth Town Centre and within walking distance to all local amenities which include a large supermarket, primary schools, etc.

As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

### Construction

The property is of a brick construction under a pitched tiled roof and benefits from UPVC double glazing throughout.

### Agent's Comments

This property is a modern semi-detached house and is an ideal family home or investment opportunity due to its position and the ability to walk to all amenities and the town itself so easily.





## GROUND FLOOR

Entrance Hallway

### Lounge

4.00m x 3.85m

With UPVC window to the fore.

### Kitchen/Diner

3.08m x 4.70m

With fitted units, plumbing for a dishwasher and door access to the rear garden.

### Ground Floor W.C.

1.57m x 1.71m

W.C. and basin unit, chrome towel rail, worktop with plumbed in LG washing machine.

### Garage

4.07m x 2.92m

Up and over garage door with door access to rear.

## FIRST FLOOR

### Bedroom 1

4.65m x 2.92m

Large front bedroom with UPVC window to the front.

### En-suite shower room / WC

0.92m x 2.92

Fitted shower cubicle off the mains, WC and sink basin. UPVC window to rear of en-suite.

### Bathroom / WC

1.83m x 1.95m

With UPVC window to the rear. Bath, WC and wash hand basin.

### Bedroom 2

3.34m x 3.78m

Large front bedroom with UPVC window to fore and built in wardrobes.

### Bedroom 3

2.94m x 2.65m

With UPVC window to the rear and internal wardrobe.

### Airing Cupboard

Housing central heating boiler

### Externally

The property is semi-detached with a tarmac driveway and lawned area to the front. There is a pathway leading to the rear of the property with gate access through to mainly lawned rear garden.

### SERVICES

Chain | No chain

Tenure | Freehold

Heating | Gas Central Heating

EPC | 75(C)

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band E £2,178.22 2023-24





**IMPORTANT NOTICE** | Any intending purchasers will be required to produce identification to prove their identity within the terms of the Money Laundering Regulations. This may include a copy of your passport/ photo driving license and a recent utility bill. Philip Evans Estates will also require sight of proof of funds prior to the Notification of Sale being sent to Solicitors.

Philip Evans Estates and its clients give notice that 1 | They are not authorised to make or give any representations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise. 2 | Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Philip Evans Estates has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

## VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

Telephone | 01970 625333

Email | [mail@philipevans.com](mailto:mail@philipevans.com)



**PHILIP EVANS**  
ESTATES