

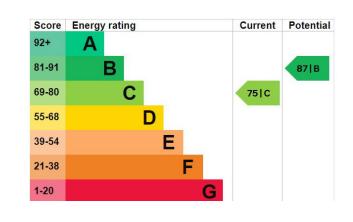
CLOS CEITHO, PARC Y LLYN, LLANBADARN FAWR, ABERYSTWYTH, SY23 3TZ

£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.



# 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.

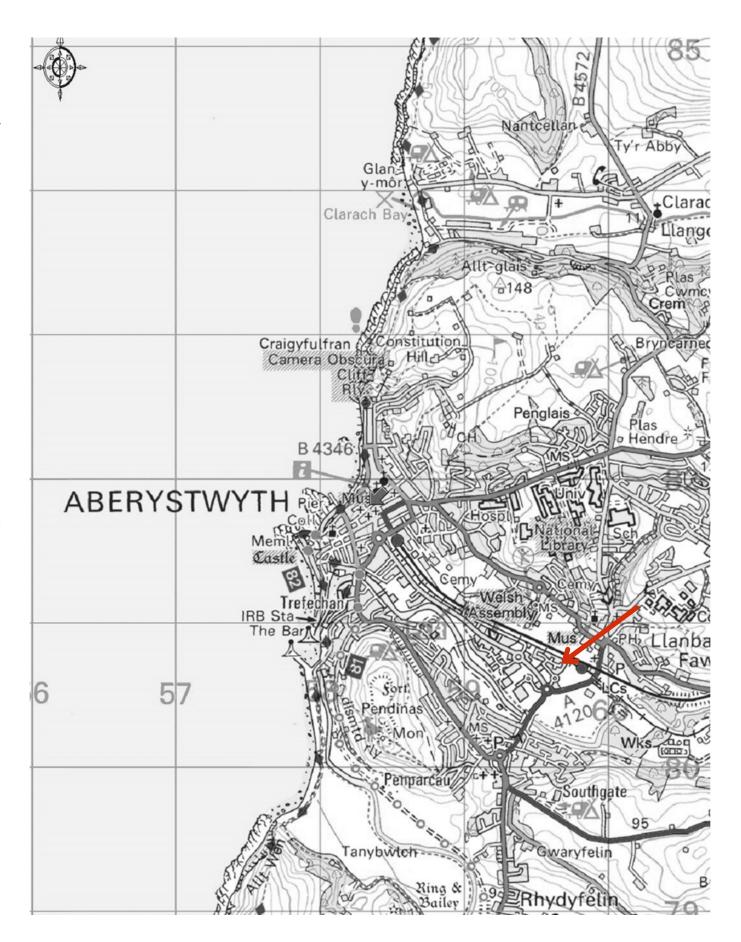
As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

#### 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 **Bedroom 3** rear garden.

### **Ground Floor W.C.**

1.57m x 1.71m

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

# Garage

4.07m x 2.92m

access to rear.

#### **FIRST FLOOR**

#### **Bedroom 1**

4.65m x 2.92m

Large front bedroom with UPVC Tenure | Freehold 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.

2.94m x 2.65m

With UPVC window to the rear and internal wardrobe.

# **Airing Cupboard**

plumbed in Housing central heating boiler

# **Externally**

The property is semi-detached with a tarmac driveway and lawned area to Up and over garage door with door 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

Heating | Gas Central Heating

EPC | 75(C)

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band E £2,178.22 2023-24















#### **Ground Floor**



First Floor



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

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