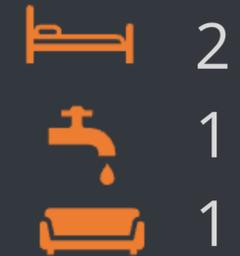


Llanbadarn



Viewing Arrangements
Strictly by appointment
through Alexanders



Glyn Cottage

Asking Price £215,000

Adorable two bedroom cottage which sits in the heart of Llanbadarn Fawr.

Glyn Cottage cottage sits in the heart of Llanbadarn village, just 1 mile from Aberystwyth town centre. This adorable two bedroom cottage is a perfect first time by, ideal for working professionals who want a combination of traditional features and modern conveniences in an extremely convenient location. Both bedrooms are doubles, the living room is big enough to be your sitting and dining, and even working space whilst the rear garden offers tranquility and peace.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Llanbadarn

| | |
|---|---|
|  | 2 |
|  | 1 |
|  | 1 |



ENTRANCE

Entered via double glazed UPVC door into entrance porch with timber door into lounge.

LIVING ROOM - 6.22m x 5.19m

Two double glazed UPVC sash windows to front elevation. Two panelled radiators timber to floor power point telephone point TV points. Attractive feature fireplace with detailed and ornate surround and mantle over. Stairs rise to a half landing with access off to the kitchen.

KITCHEN - 3.81m x 2.91m

Kitchen has tiled floor. Windows to rear. Based and eye level units. Space for cooker, oven, extractor and fridge freezer. Tiled splashback. Door to rear.



Llanbadarn



LANDING

From the half landing open stairs rise again to first floor landing with window looking over the back garden a panelled radiator.

BEDROOM ONE - 3.43m x 3.01m

Double glazed UPVC sash window to front elevation, radiator and power points.

BEDROOM TWO - 3.16m x 2.78m

Double glazed UPVC sash window to front elevation, radiator and power points.

BATHROOM - 1.95 x 2.06m

Window to rear. Panelled walls. Suit; bath with shower over, WC and wash hand basis. Radiator and towell rail.



Llanbadarn

| | |
|---|---|
|  | 2 |
|  | 1 |
|  | 1 |



SMALL CONSERVATION / GARDEN ROOM

Conservatory, presently used as a garden room has access to the back garden.

OUTSIDE OF PROPERTY

Rear of property is accessed via shared pathway. Rear garden is mostly lawned with mature trees, plants, bushes and shrubs. The perfect place to enjoy a bite to eat or a glass of something cold on a sunny summers evening or that all important morning coffee outside.



Floorplan

Llanbadarn
Council Tax Band
C
EPC Rating
TBC

Opening Hours

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

Alexanders Residential Sales

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2023

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

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

COPYRIGHT

© 2023 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.