

## Llanbadarn

### Fawr

	3
	2
	2

Viewing Arrangements  
Strictly by appointment  
through Alexanders



## Brynrheidol

Asking Price £157,000

Exceptional 3 bed buy to let property located in Llanbadarn Fawr, Aberystwyth.

This exceptional buy-to-let property in Llanbadarn Fawr, Aberystwyth, presents a lucrative investment opportunity for those looking to expand their portfolio. Currently occupied & generating income, this 3-bed property offers a desirable combination of spacious accommodation & attractive features. The property is only 5 minutes away from Aberystwyth Town Centre.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
T: 01970 636000



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### Opening Hours

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

### Alexanders Residential Sales

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### PROPERTY COMPRISES

The property is entered from the side into the entrance hallway. Property is heated via electric storage heating. Unless expressly stated all rooms have a range of power points, windows and radiators. Council tax band "B".

### ENTRANCE HALL

Single glazed uPVC door giving access to garden courtyard. Door to storeroom. Door to entrance hallway.

### LOUNGE

15' 11" x 11' 4" (4.86m x 3.47m) Spacious and neutrally decorated. Large single glazed uPVC picture window to front elevation boasting views of Llanbadarn. Night storage heater. Range of power points. TV point. Fireplace with timber surround and display mantle adding warmth and charming focal point to the room, perfect for cosy nights in.



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#### FIRST FLOOR

Stairs up to first floor. Communicating doors to all three bedrooms, cloakroom and bathroom. Single glazed uPVC window to rear elevation. Access to loft space. Airing cupboard with hot water cylinder and fitted shelving.

#### MASTER BEDROOM

15' 11" x 8' 9" (4.86m x 2.68m) Neutrally decorated ready for the next owner to place their own stamp. Single glazed uPVC window to front elevation boasting views over Llanbadarn towards Penparcau. Range of power points.

#### BEDROOM TWO

9' 11" x 9' 6" (3.03m x 2.92m) Single glazed uPVC window to front elevation. Wall mounted night storage heater. Power points. Door to two built-in cupboards. Great double sized bedroom.

#### BEDROOM THREE

9' 6" x 6' 5" (2.92m x 1.96m) Single glazed uPVC window to front elevation. Built-in wardrobe. Wall mounted night storage heater. Power points. Perfect room to be utilised as a single bedroom, nursery or study.





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#### BATHROOM

6' 4" x 5' 11" (1.94m x 1.81m) High level window to rear elevation. Suite comprising low flush WC, pedestal wash hand basin and panelled bath. Full ceramic tiling to bath area. Half ceramic tiling to other walls.

#### STORE

7' 3" x 6' 3" (2.22m x 1.92m)

Perfect space for storage.

#### COVERED COURTYARD

Spacious and light area perfect for entertaining in the warmer months. Perfect as an extra reception room or use for storage.

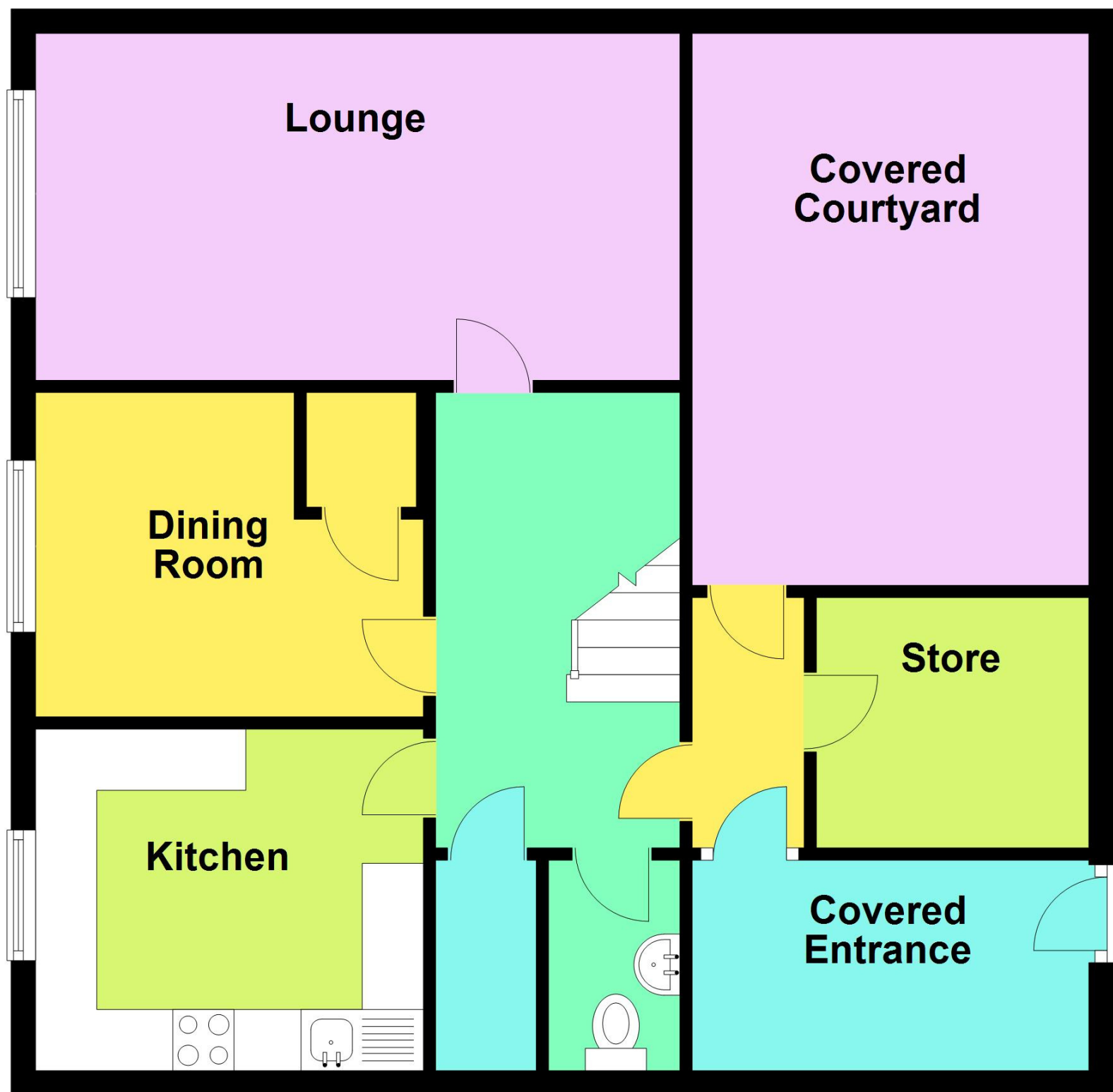
#### OUTSIDE OF PROPERTY

To the rear of the property is an enclosed courtyard garden.





## Ground Floor



## First Floor



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.

**alexanders**  
Estate Agency

Llanbadarn Fawr

Council Tax Band

**B**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

### 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

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