



CLOS GERALLT, LLANBADARN FAWR, ABERYSTWYTH, SY23 3GD

£220,000 ASKING PRICE

A well presented modern semi-detached house in a highly sought after area.

The property comprises of two double bedrooms, lounge, kitchen/dining room, bathroom/ WC and downstairs WC. In addition, the property benefits from garden to the front and rear, off street parking, gas central heating throughout and UPVC double glazing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR SALE



LOCATION

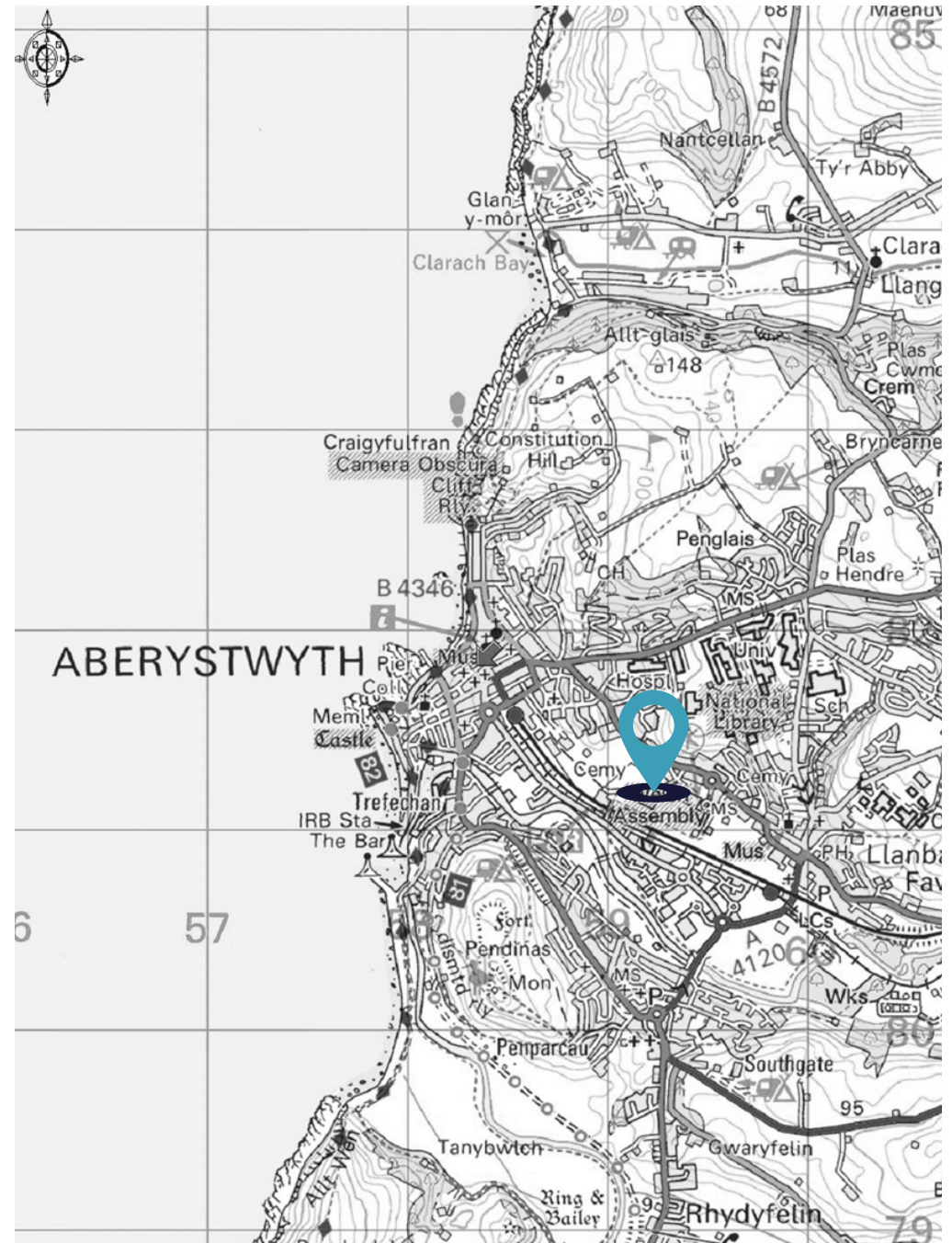
The property is situated in the highly sought after Cae Ceredig residential estate within walking distance to Aberystwyth town centre, Ceredigion County Council, Welsh Government Offices, both primary and secondary schools and all local amenities.

CONSTRUCTION

The property is of a brick construction under a slate roof, built in 2006. The property benefits from gas central heating and UPVC double glazing throughout.

AGENT COMMENTS

The perfect modern house for someone looking for their first home, to downsize or even as an investment. The property is located in a popular residential estate which has the ability to walk to all amenities should you wish.





ENTRANCE HALLWAY

Front entrance door, leading to kitchen / dining room, downstairs WC and stairs to first floor. Carpet. Radiator.

KITCHEN / DINING ROOM

Large modern fitted "L" shaped kitchen with wall and base units in cream. Black worktop, tiled splashback, plumbing for a washing machine. Integrated oven, hob and extractor fan. Tiled flooring. Spot lights. Window to fore. Radiator. Under stairs cupboard.



LOUNGE

Light and airy lounge. Window & Patio doors to rear garden. Radiator. Electric fire.

FIRST FLOOR

Stairs from ground floor entrance hallway leading to:

BEDROOM 1

Front bedroom with with UPVC window to the front. Carpet. Radiator.



BEDROOM 2

Rear bedroom with UPVC window to the front. Carpet. Radiator. Built in wardrobe.



BATHROOM

With UPVC window to rear. Bath (shower above off mains), glass shower screen, WC and wash hand basin. Tiled flooring. Full height wall tiles around bath and half height wall tiles around rest of bathroom. Spotlights. Towel rail.

EXTERNALLY

The property is semi-detached with a tarmac driveway providing off street car parking and lawned area to the front.

There is a pathway leading to the rear of the property providing gate access through to a rear lawned and patio area. There is also a shed.

SERVICES

Chain | No chain
Tenure | Freehold
Heating | Gas Central Heating
EPC | 79 (C)
Gas | Mains
Electric | Mains
Water | Mains
Sewerage | Mains
Telephone | BT
Tax Band | Band C £1,785.09 2023/24

AIRING CUPBOARD

Housing central heating boiler.





VIEWING

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

T | 01970 625333

E | mail@philipevans.com

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.

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