



**PHILIP EVANS**  
ESTATES



**Maes Mawr, Parc Y Llyn, Llanbadarn Fawr, Aberystwyth, SY23 3RW**

**£235,000** ASKING PRICE

A modern 2 bedroom semi-detached house in a popular residential neighbourhood on the outskirts of Aberystwyth.

The property comprises of two bedrooms, lounge, kitchen/ dining room, bathroom/WC and garage.  
The property benefits from gas central heating, UPVC double glazing throughout, garden and off street parking.

Freehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FOR SALE**



## LOCATION

The property is conveniently located on the outskirts of Aberystwyth, some one mile from the town centre on the popular and private estate of Maes Mawr.

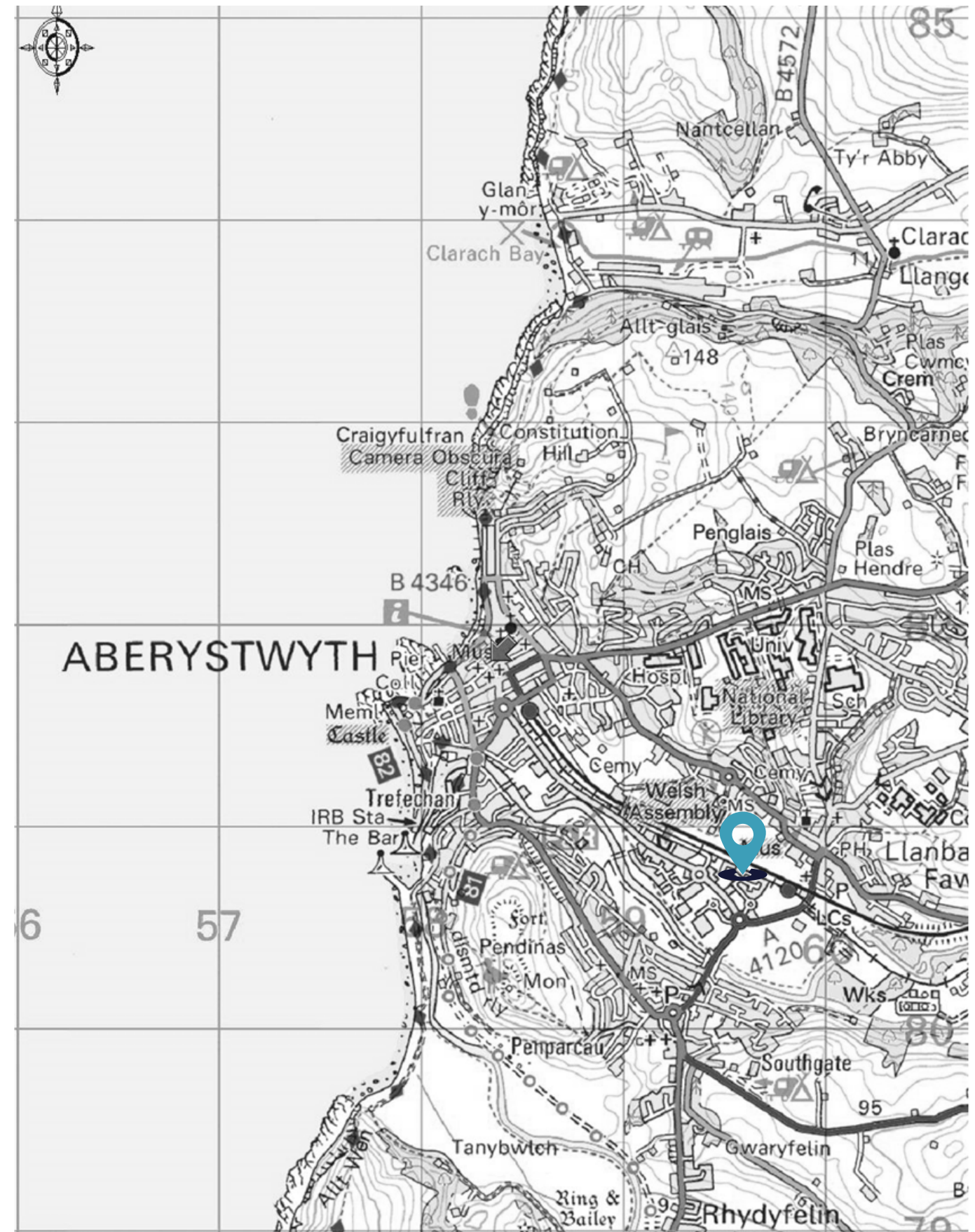
As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

## CONSTRUCTION

Conventionally built of cavity wall construction with exterior facing brick under a pitched slate roof. The property benefits from UPVC double glazing throughout. In addition the property benefits from gas central heating.

## AGENT COMMENTS

This property is perfect for a first time buyer or investor alike. It is positioned in a popular neighborhood and in a good condition.





## GROUND FLOOR

Entrance hallway to ground floor and staircase to first floor.

### Lounge

4.01m x 3.73m

Carpet. Radiator. Window to the front. Understairs storage cupboard.

### Kitchen/ Dining Room

3.08m x 4.74m

Fitted wall and base units. Integrated gas hob and electric oven. Plumbing facilities for a washing machine. . Laminate flooring. Radiator. Door to rear garden. Windows to rear garden.

### External

Rear garden with paved seating area. Side access through gate.

### Garage

5.84m x 2.86m

Concrete flooring. Door from rear garden. Sliding garage door to front.

## FIRST FLOOR

### Bedroom 1

3.27m x 3.73m

Carpet. Built in wardrobe. Radiator. Window to the front.

### Bedroom 2

2.98m x 2.76m

Carpet. Built in wardrobe. Radiator. Window to rear.

### Bathroom

2.02m x 1.88m

White sanitaryware to include bath with shower above, WC and freestanding wash hand basin. Heated towel rail. Tiled flooring and wall tiles. Frosted window to the rear.

### Airing cupboard

Housing the gas boiler.

## SERVICES

Chain | No chain  
Tenure | Freehold

Heating | Gas Central Heating

EPC | 72(C)

Gas | Mains

Electric | Mains

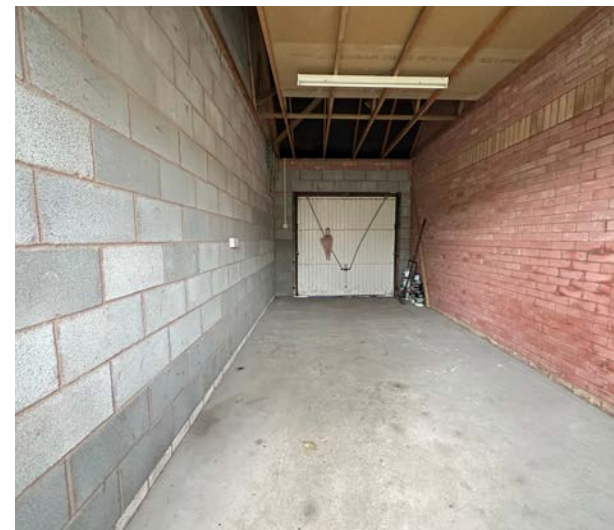
Water | Mains

Sewerage | Mains

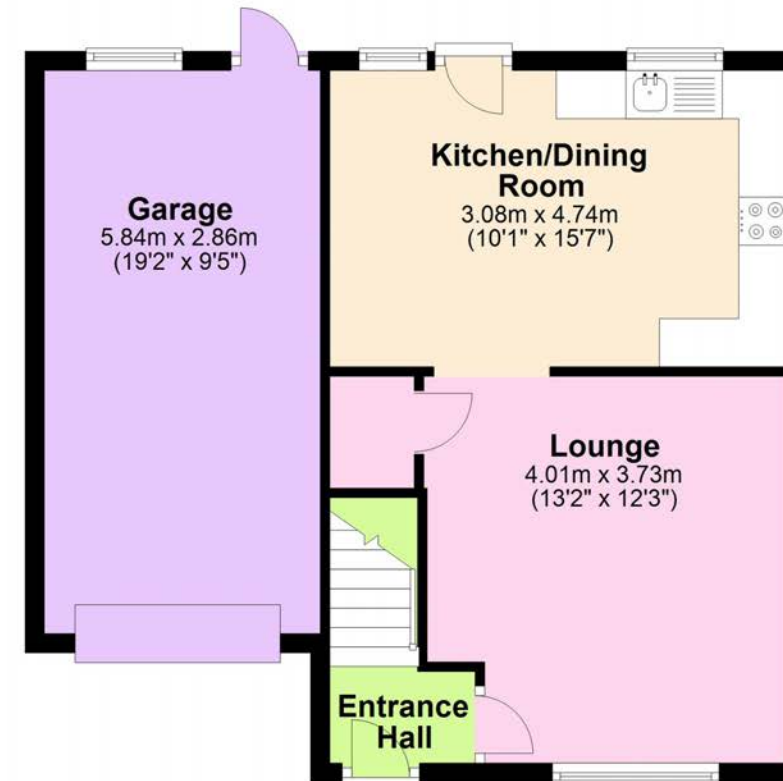
Telephone | BT

Tax Band | Band D £2,008.23 2023/24

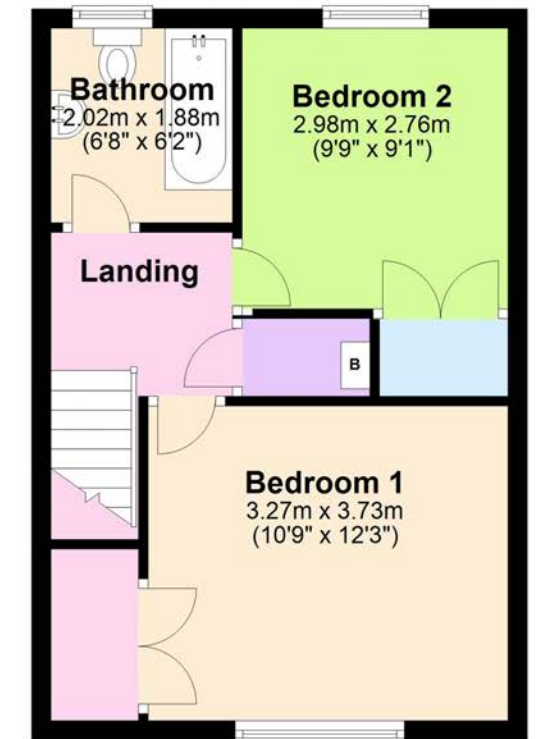




**Ground Floor**  
Approx. 51.4 sq. metres (553.1 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 85.7 sq. metres (922.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**VIEWING**

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

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**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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