



**PHILIP EVANS**  
ESTATES



**Glanrafon Terrace, Llanrhystud, SY23 5BP**

**£155,000** ASKING PRICE

A 2 bedroom terrace house situated in Llanrhystud.

The property comprises of two bedrooms, lounge, kitchen/ dining room, bathroom/WC and downstairs WC.  
The property benefits from electric heating, UPVC double glazing throughout and rear garden.

Freehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

**FOR SALE**



## LOCATION

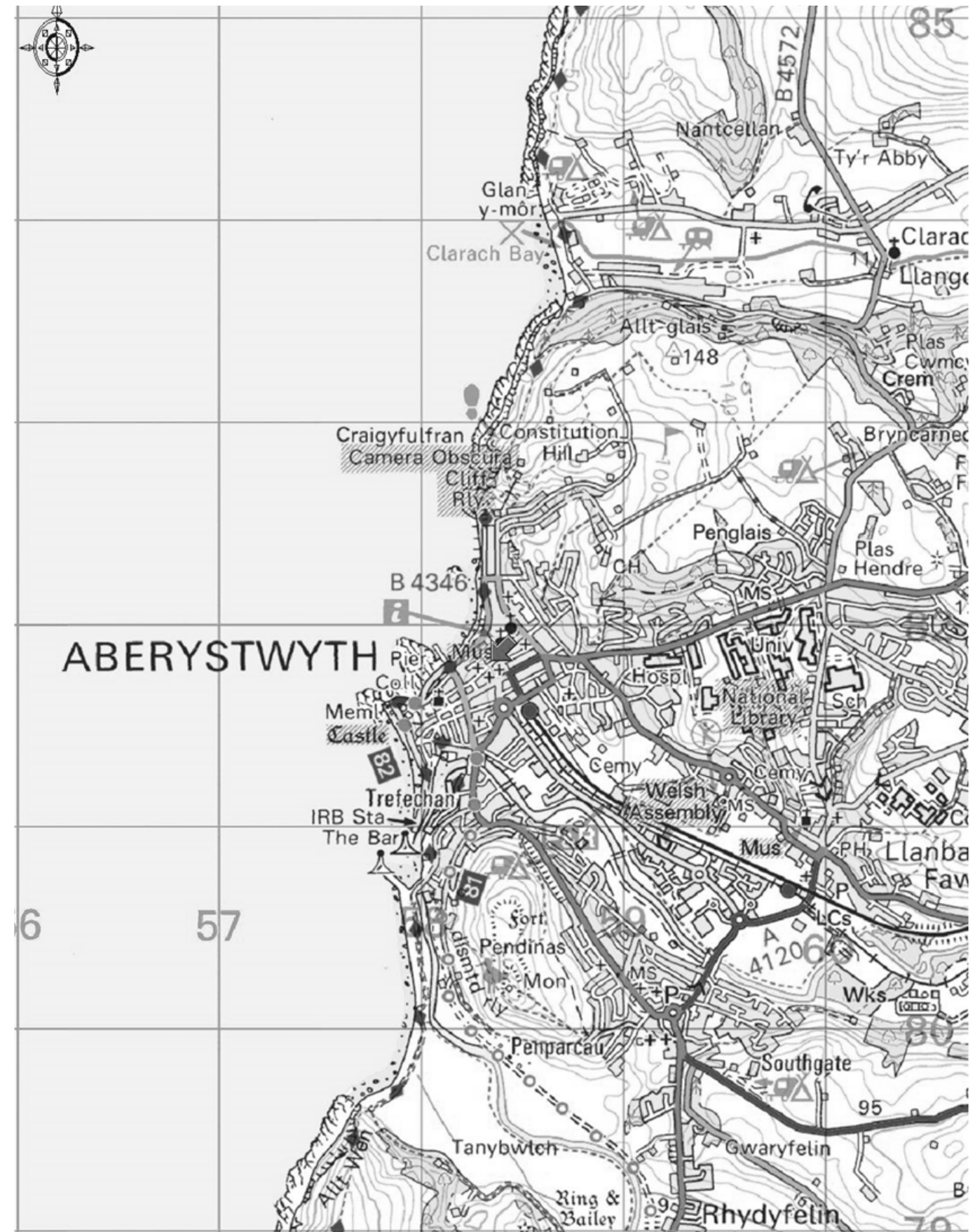
The property is located in Llanrhystud, approximately 9 miles south of Aberystwyth and 6.7 miles North of Aberaeron.

The village offers a range of local amenities to include petrol station, convenience store, primary school as well as a beach, golf course and leisure centre nearby.

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

Stone construction with painted rough cast shell under a pitched slate roof. The property benefits from UPVC double to the front of the property.





## GROUND FLOOR

Entrance hallway and staircase to first floor.

### Lounge

4.43m x 3.35m (max)

Carpet. Electric fireplace. Window to the front.

### Kitchen/ Dining Room

4.27m x 4.49m

Split level dining room and kitchen. Fitted base units. Freestanding oven. Plumbing facilities for a washing machine. Carpet and laminate flooring. Storage heater. Windows to rear garden. Access to rear garden.

### Downstairs WC

White sanitaryware to include WC and freestanding wash hand basin. Laminate flooring. Frosted window to the rear.

### External

Rear garden with concrete and paved seating area. Lawned area. Side access through alley with right of way to other houses.

## FIRST FLOOR

### Bedroom 1

4.43m x 2.69m

Carpet. Window to the front.

### Bedroom 2

1.51m x 3.36m

Carpet. Window to the front.

### Bathroom

2.84m x 1.65m

White sanitaryware to include bath with shower above, WC and freestanding wash hand basin. Laminate flooring and wall to ceiling tiles. Window to the rear.

### SERVICES

Chain | No chain  
Tenure | Freehold

Heating | Electric Heating  
EPC | 47(E)

Electric | Mains  
Water | Mains  
Sewerage | Mains  
Telephone | BT

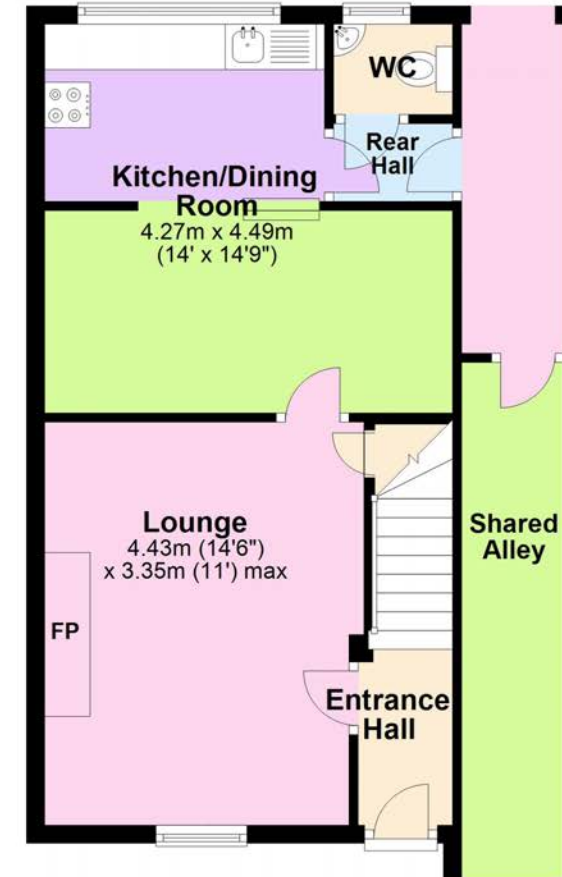
Tax Band | Band B £1,466.34 2023/24





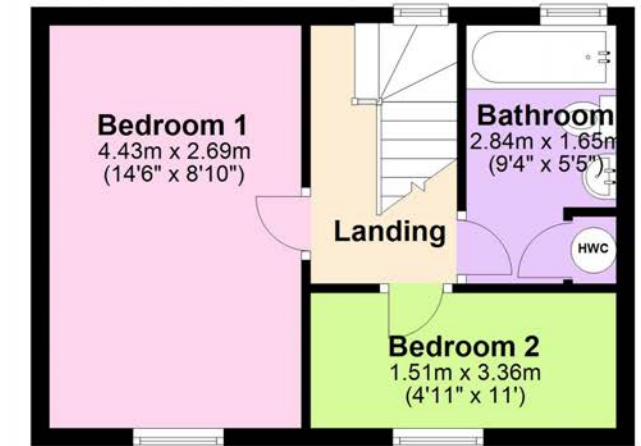
### Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



### First Floor

Approx. 27.3 sq. metres (294.0 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 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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