



PHILIP EVANS
ESTATES

PRIMROSE HILL, LLANBADARN FAWR, ABERYSTWYTH, SY23 3SF

£195,000 ASKING PRICE

A beautifully presented three bedroom home situated in Llanbadarn Fawr.

The property comprises of three bedrooms, lounge, dining room, kitchen and family bathroom/WC.
The property benefits from UPVC double glazing, gas central heating and rear garden.

Freehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FOR SALE



LOCATION

The property is conveniently positioned on Primrose Hill within walking distance to the centre of Llanbadarn Fawr and all local amenities.

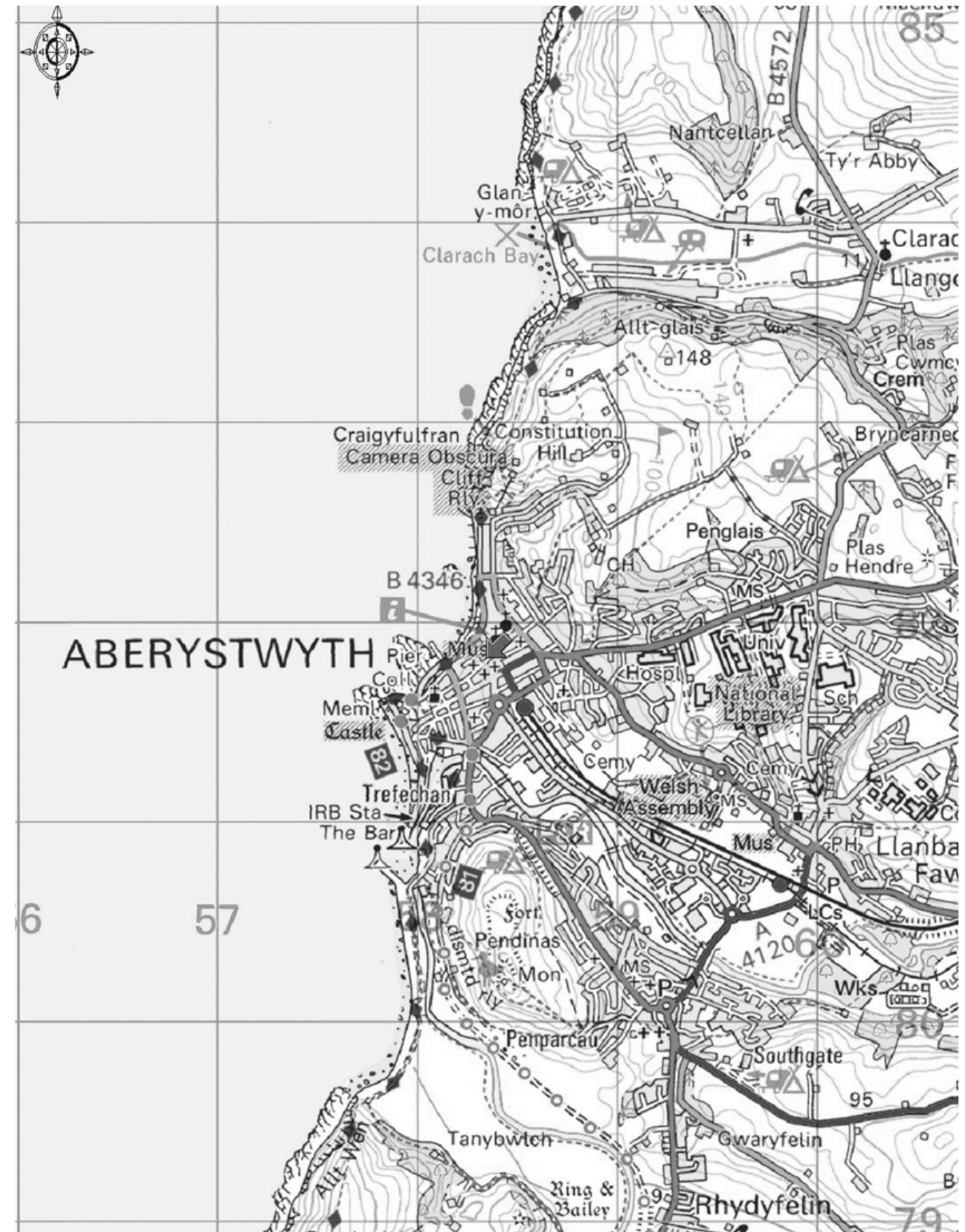
As the largest town in Mid Wales Aberystwyth benefits from The Welsh Assembly Government Offices, The National Library Of Wales, Aberystwyth University, Bronglais Hospital, education in both English and welsh mediums and public transport links out of Aberystwyth.

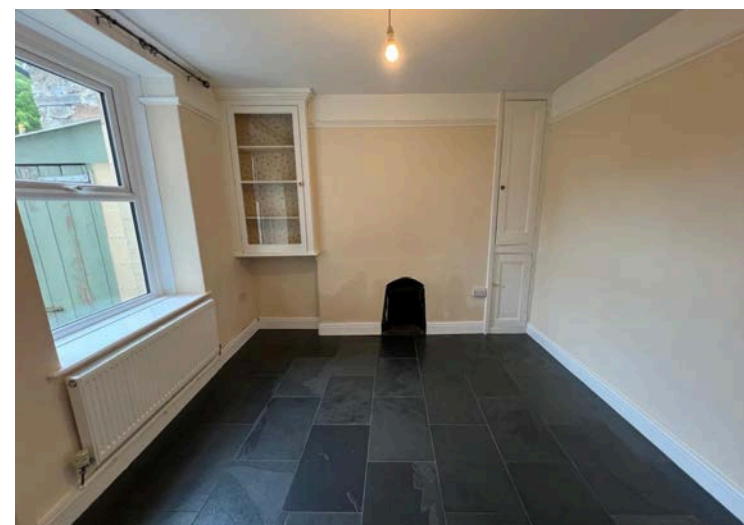
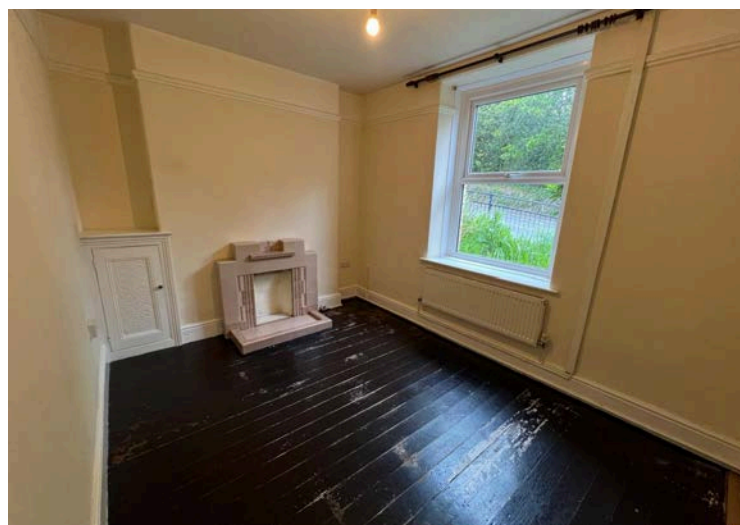
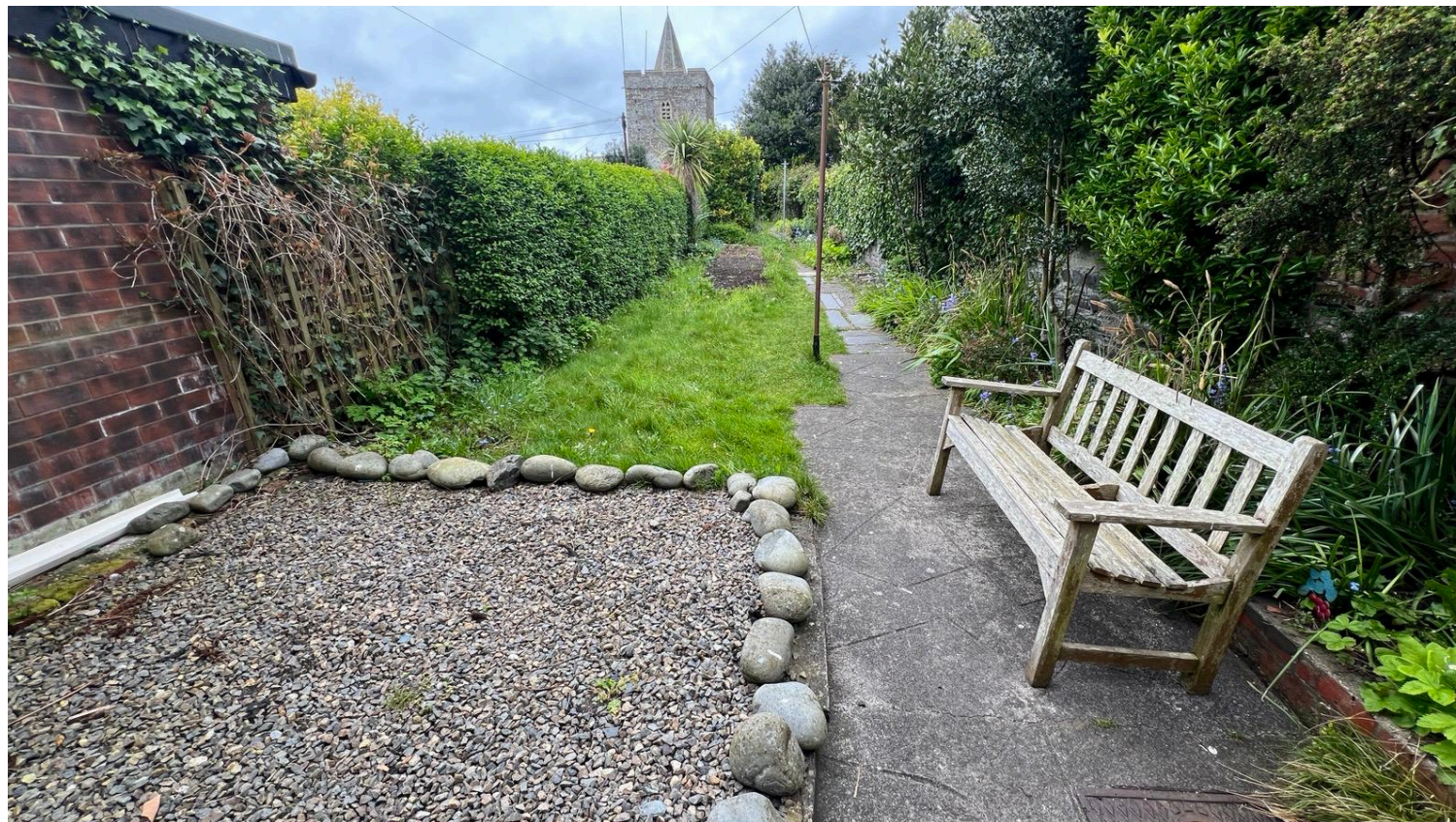
CONSTRUCTION

Solid stone construction with painted facing brickwork, feature quoins around the windows and door under a pitched slate roof.

AGENT COMMENTS

This property is a perfect home whether for someone to move in or for an investor alike. It is a spacious house in a convenient location with many amenities within walking distance.





GROUND FLOOR

Entrance hallway with staircase to first floor.

Sitting Room

2.72m x 3.64m

Wooden floor. Feature fireplace surround. Radiator. Window to the front.

Dining room

3.26m x 3.87m

Wooden flooring. Fireplace opening. Fitted cupboards. Radiator. Window to the rear.

Cupboard

Kitchen

2.53m x 2.08m

Fitted wall and base units. Integrated gas hob and electric oven. Plumbing facilities for a washing machine. Laminate flooring. Gas boiler. Door to rear garden. Dual aspect windows to rear garden.

External

Rear garden with paved path to rear. Detached outbuilding used as a garden shed.

Bedroom 1

3.67m x 2.69m

Wooden flooring. Radiator. Window to the front.

Bedroom 2

2.32m x 2.85m

Wooden flooring. Radiator. Window to the rear.

Bedroom 3

2.73m x 1.86m

Wooden flooring. Radiator. Window to the front.

Bathroom

Tiled flooring and wall tiles. White sanitaryware to include bath (electric shower above), W/C and pedestal wash hand basin. Radiator.

SERVICES

Chain | No chain
Tenure | Freehold

Heating | Gas Central Heating

EPC | 68 (D)

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

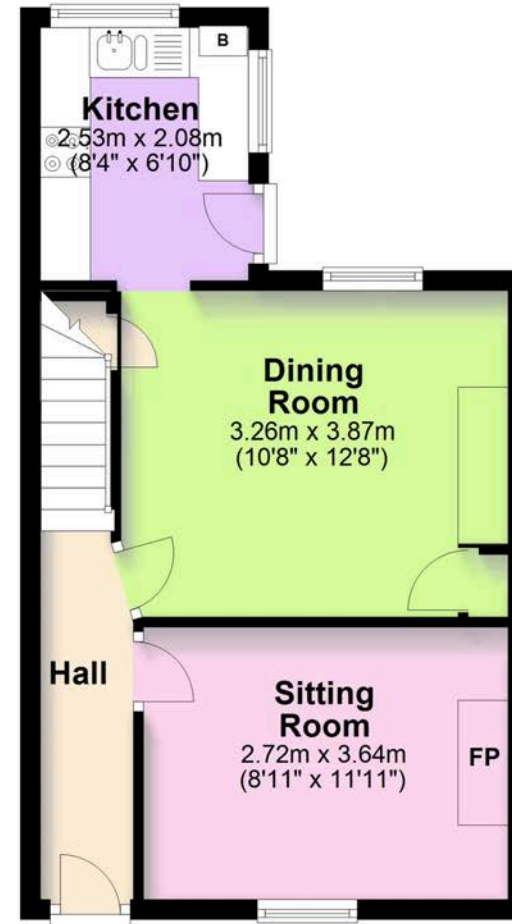
Tax Band | Band C £1964.14 2024/25





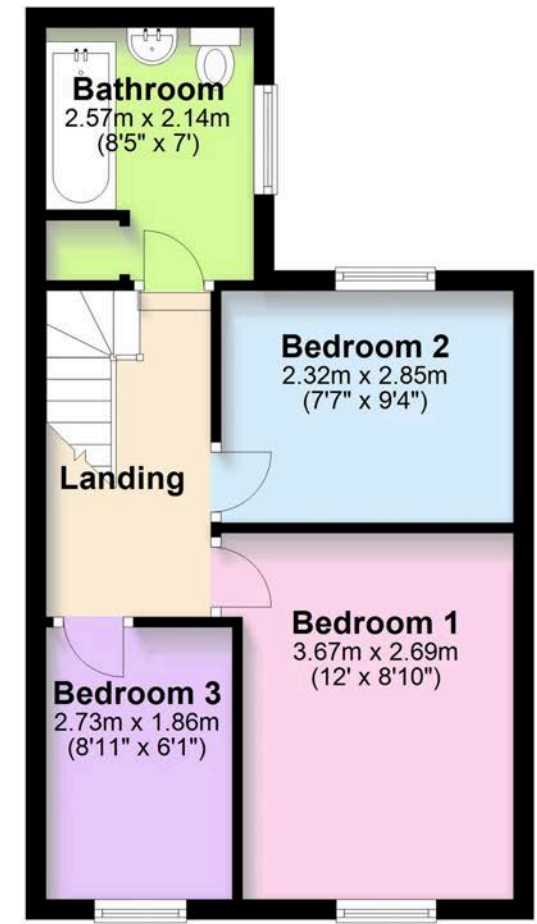
Ground Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

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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