

## Llanbadarn Fawr

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Viewing Arrangements  
Strictly by appointment  
through Alexanders



## Llanbadarn Fawr

Asking Price £330,000

Introducing Troed Y Bryn in Llanbadarn Fawr, a spacious and characterful detached three-bedroom house in the sought after village of Llanbadarn Fawr, complete with a private garden and parking.

Welcome to Troed Y Bryn, a delightful three-bedroom detached property located in the sought-after village of Llanbadarn Fawr, Aberystwyth. This charming home boasts a large enclosed private garden. The property is currently vacant and chain-free, offering a seamless opportunity for you to move into this picturesque setting.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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

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#### PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points and double-glazed windows. Council tax band D.

#### ENTRANCE

Entrance through a wooden glass-panelled door leading into the lounge area.

#### LOUNGE (5.34m x 3.61m)

A spacious lounge area featuring a log burner and original stone chimney, shelving, an exposed ceiling beam, wall mounted radiators, and two windows to the front elevation.

#### OPEN PLAN KITCHEN/ DINING (4.20m x 4.20m)

The property features a spacious kitchen / dining area that comprises of Cream coloured base and eye level units, wooden worktop, double stainless steel sink with mixer tap. The kitchen also has a double range gas cooker with extractor fan above and space for a fridge freezer. Wall mounted boiler, wall mounted radiator, shelving and windows to the front and side elevation. Wooden glass panelled French doors open out onto the front of the property.

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### **HALLWAY (2.09m x 2.67m)**

Window and wooden glass-panelled door to the side elevation, featuring a wooden staircase leading to the first floor.

### **BEDROOM FOUR/OFFICE (2.42m x 2.44m)**

Window to side elevation, Wall mounted radiator, Panelled wall and exposed ceiling beam.

### **LANDING**

Open storage shelving and doors leading to;

### **BEDROOM THREE (4.19 m x 2.17m)**

Windows to front and side elevation, Wall mounted radiator.

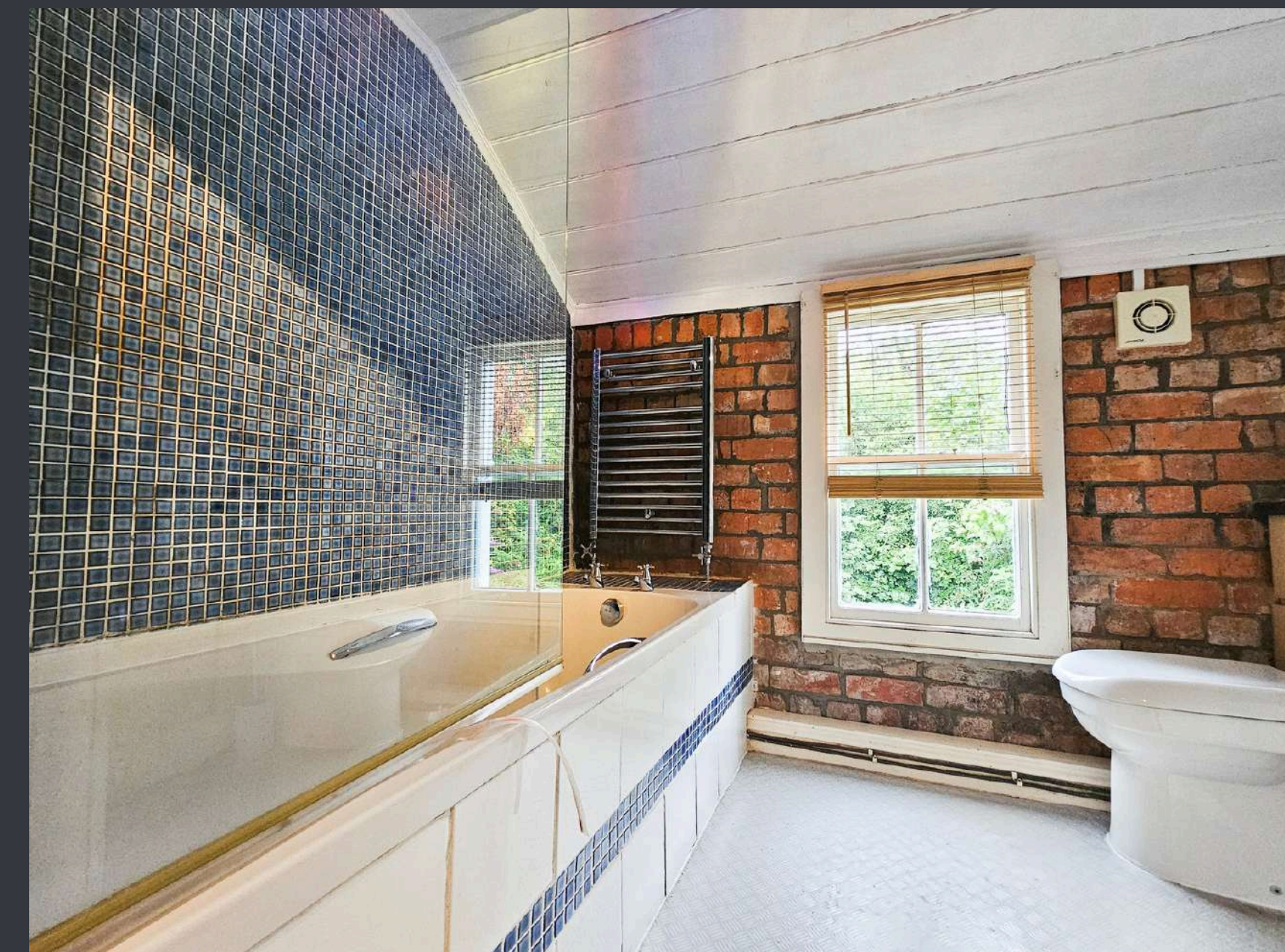
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#### **BATHROOM**

The bathroom is well-equipped, comprising a bathtub with an overhead shower and screen, tiled splashback, heated towel rail, WC, wash hand basin set in a vanity unit, and a fitted mirror with lighting, with integrated appliance space within a cupboard.

#### **BEDROOM TWO (3.67 x 2.52m)**

Featuring original cast iron feature fireplace, Window to the front elevation, wall mounted radiator, skylight and wooden floorboards. Through to;

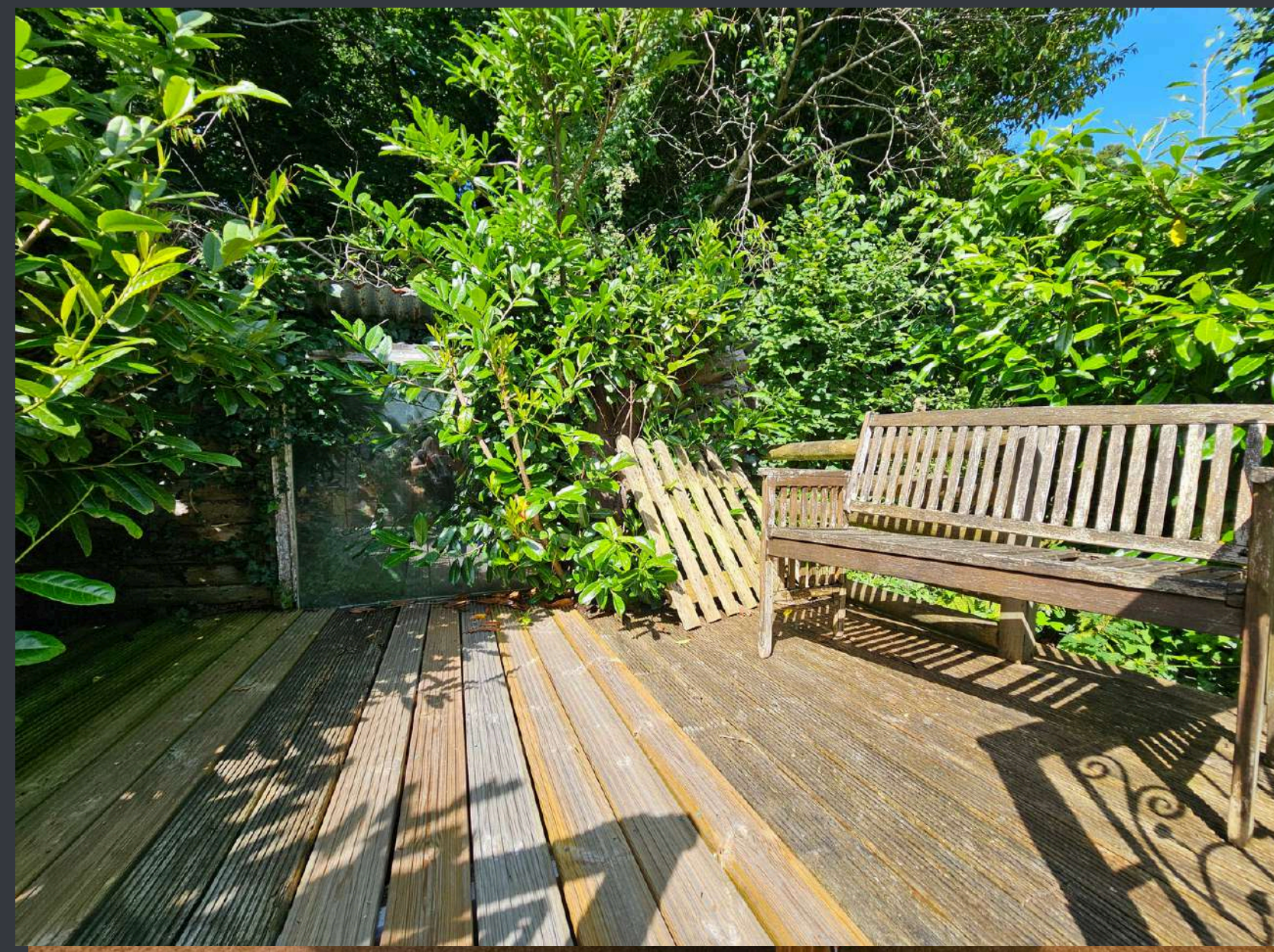
#### **BEDROOM ONE (3.66m x 2.68m)**

Wooden floorboards, window to front elevation, wall mounted radiator.

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### EXTERNALLY

A wooden stairway leads to a pretty enclosed mature garden featuring various mature shrubs and bushes. This garden benefits from lawned and patio areas, along with decked seating area perfect for relaxing on a summers day. The stream passing by the property adds to the serene ambiance of this charming space.

### TENURE

Freehold

### SERVICES

This property is connected to mains electric and water and features gas central heating.

### ADDITIONAL INFORMATION

The property enjoys the comfort of gas central heating and is conveniently located just approximately 2.4 miles away from the bustling town center of Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat.

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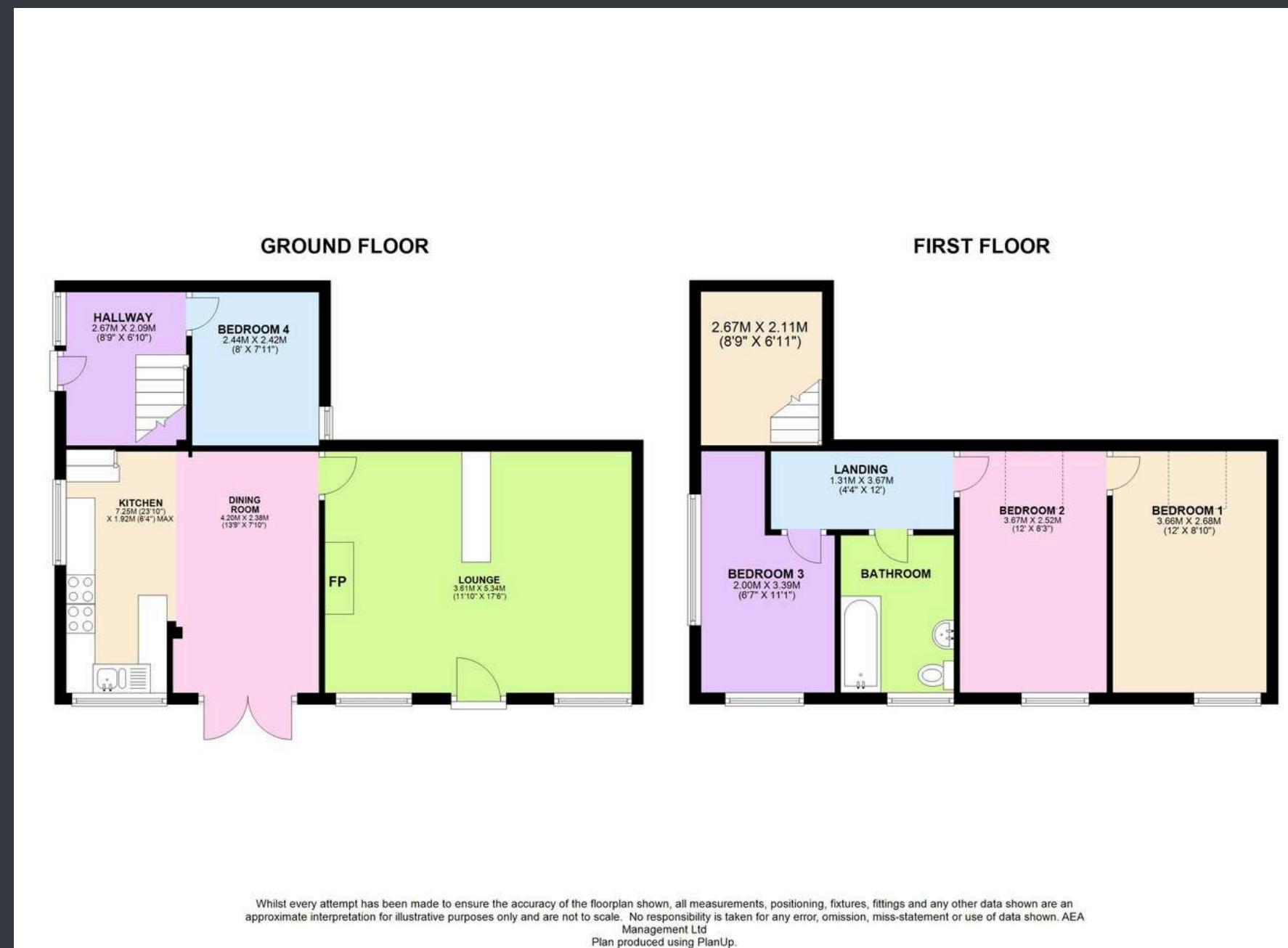
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



### IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2024** - 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](mailto:sales@alexanders-online.co.uk) for more information.

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