

## Llanbadarn Fawr

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Viewing Arrangements  
Strictly by appointment  
through Alexanders



## Llanbadarn Fawr

Asking Price £240,000

Spacious Three-Storey Terraced House in Llanbadarn Fawr with Garage Conversion, Parking, and Close Proximity to three primary Schools, Prewedding Secondary school, Leisure Centre and only a five minute walk into Aberystwyth town Centre.

Located in the highly sought-after village of Llanbadarn Fawr, this impressive three-storey house offers modern living with exceptional convenience. The property boasts a garage conversion, creating a stylish self-contained bedroom, ideal for guests or extended family. With open-plan living spaces that extend to a charming balcony, ample parking, and close proximity to all local amenities, this home provides the perfect blend of comfort and functionality.

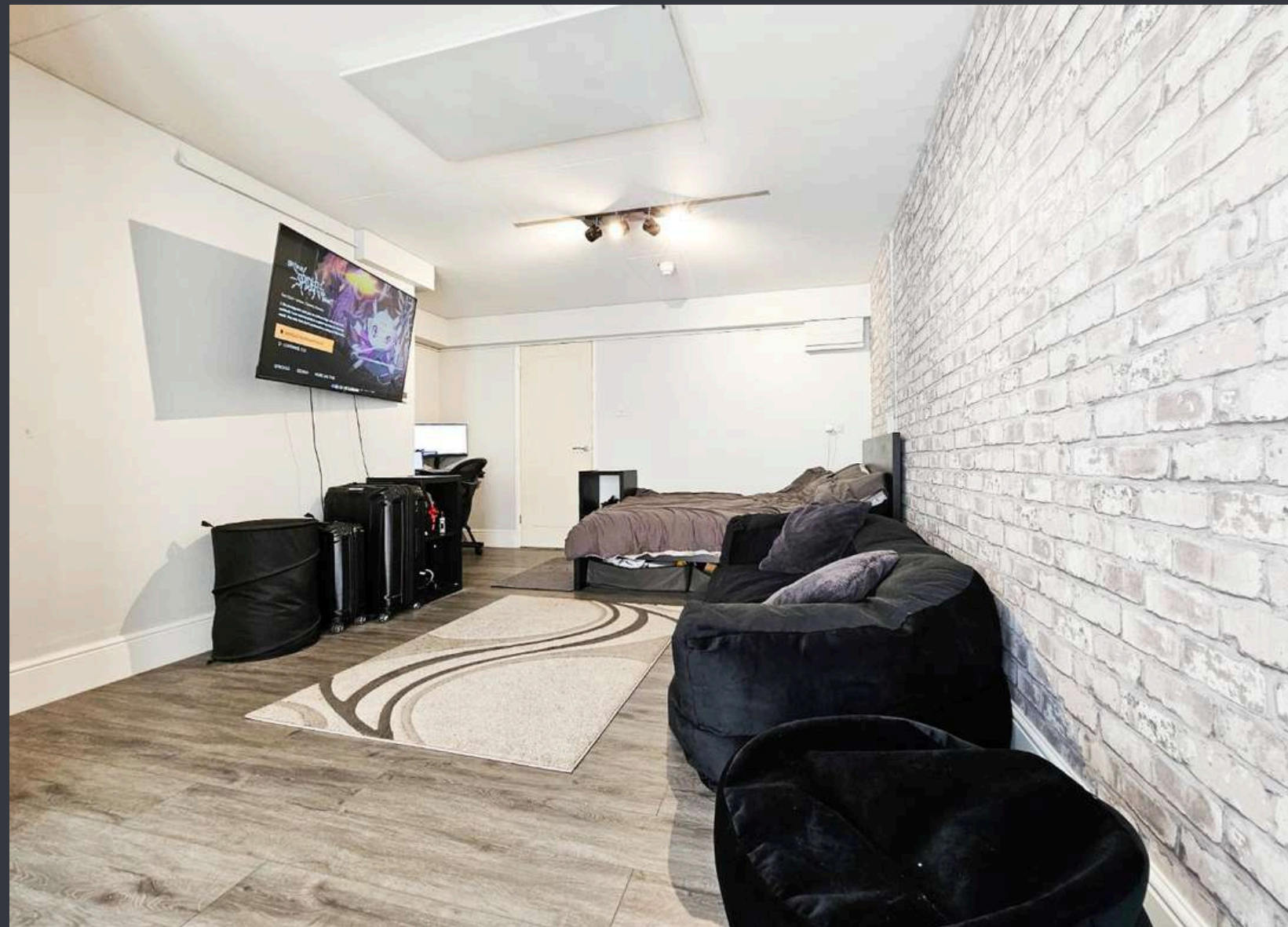
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Terrace Road  
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T: 01970 636000



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### PROPERTY COMPRISES

Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. Council Tax Band D. Heated via gas central heating.

### ENTRANCE

The house is entered through a wooden glass panelled door leading you into the entrance hallway.

### HALLWAY

Stairs lead to the first floor, with a door opening into the spacious master bedroom.

### MASTER BEDROOM (5.49m x 2.51m)

Formerly a garage, this space has been recently renovated to a high standard, transforming it into a self-contained bedroom featuring multiple power points, infrared panel heating, and enhanced insulation and soundproofing in the walls. Double glass-panelled French doors flood the room with natural light and open onto the front of the property, while a door provides access to the utility room and bathroom.

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#### UTILITY ROOM / KITCHEN (3.38m x 1.96m)

The utility room offers plumbing and space for a washer, dryer, and fridge freezer, with tiling in water-sensitive areas. It features base-level storage units, a stainless steel sink with drainer, a double-glazed window to the rear elevation, and a door leading to the shower room. The room also houses the boiler.

#### SHOWER ROOM

The shower room features a walk-in shower with glass folding doors, a modern white W.C, Wall panelling for a sleek finish, and a wall-mounted heated towel radiator.

#### STAIRS LEAD TO FIRST FLOOR;

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#### **OPEN PLAN LIVING/ KITCHEN (7.24m x 3.43m)**

Patio doors open onto the front balcony, while a window to the rear provides additional natural light. The kitchen features stylish navy blue base and eye-level units with work surfaces over, and tiling in water-sensitive areas. An electric oven with extractor fan, sink with drainer and mixer tap, and laminate flooring throughout complete the space.

#### **STAIRS LEAD TO THRID FLOOR;**

#### **LANDING**

The landing features two spacious storage cupboards and doors leading to:

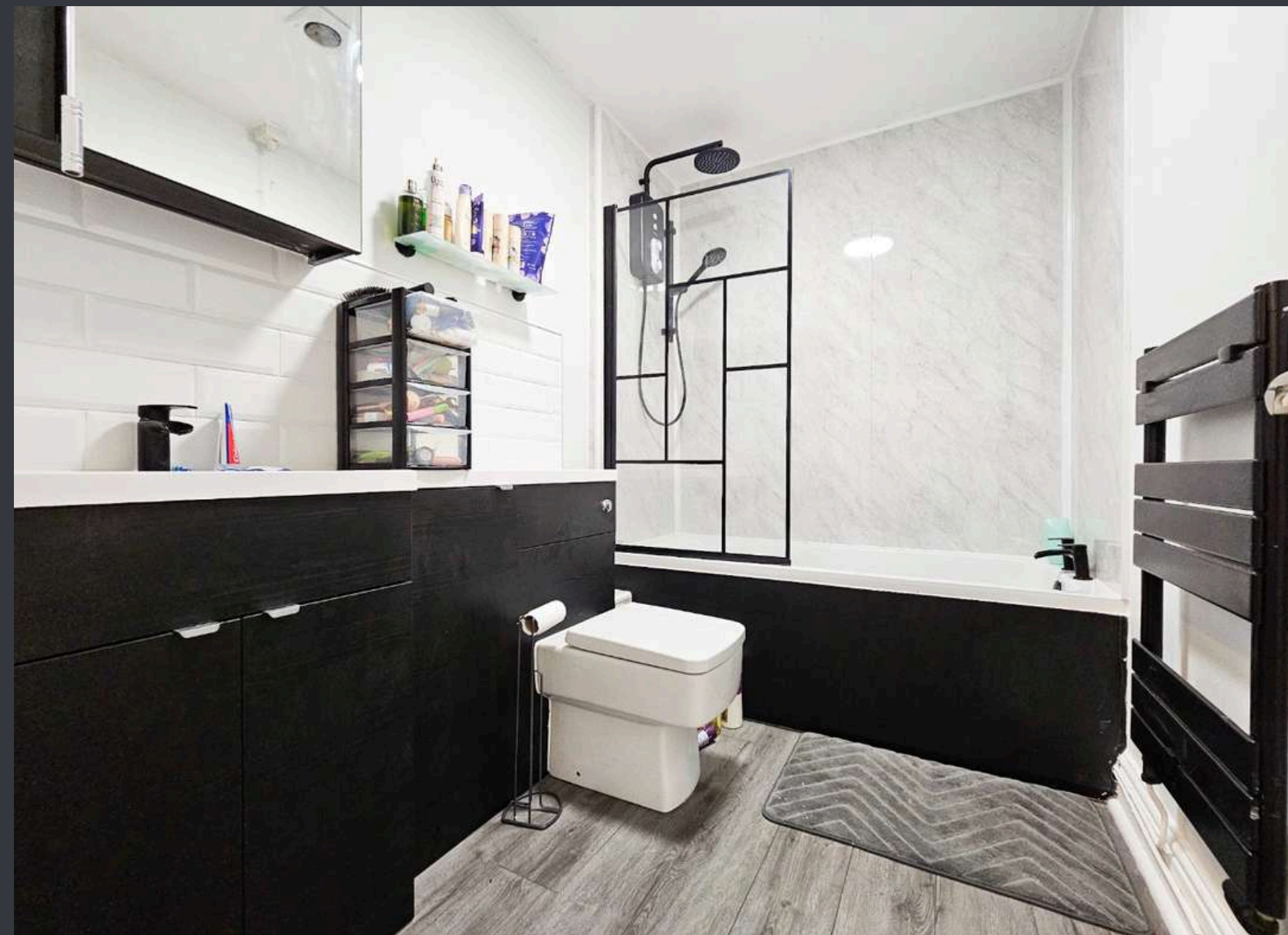
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### **BEDROOM ONE (4.39m x 2.44m)**

Neutrally decorated with laminate flooring throughout, the room benefits from a Velux skylight and a wall window, providing ample natural light.

### **BEDROOM TWO (3.02m x 2.49m)**

Double bedroom featuring a Velux skylight and laminate flooring throughout.

### **BATHROOM (2.49m x 1.73m)**

This modern bathroom features a white bath with black panelling and taps, a black overhead shower, and wall panelling in water-sensitive areas. It includes a white hand wash basin with a black vanity cupboard and mirror above, a white low flush W.C., and a black wall-mounted towel radiator.

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### IMPORTANT INFORMATION

#### TENURE

Freehold

#### SERVICES

This property is connected to mains electric and water and features mains Gas central heating, along with double-glazed windows throughout.

#### ADDITIONAL INFORMATION

The property enjoys the comfort of mains Gas central heating and is conveniently located just approximately 1.4 miles away from the bustling town center of Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat. The property features TV and Broadband power point and enjoys comprehensive 4G coverage across all mobile networks.



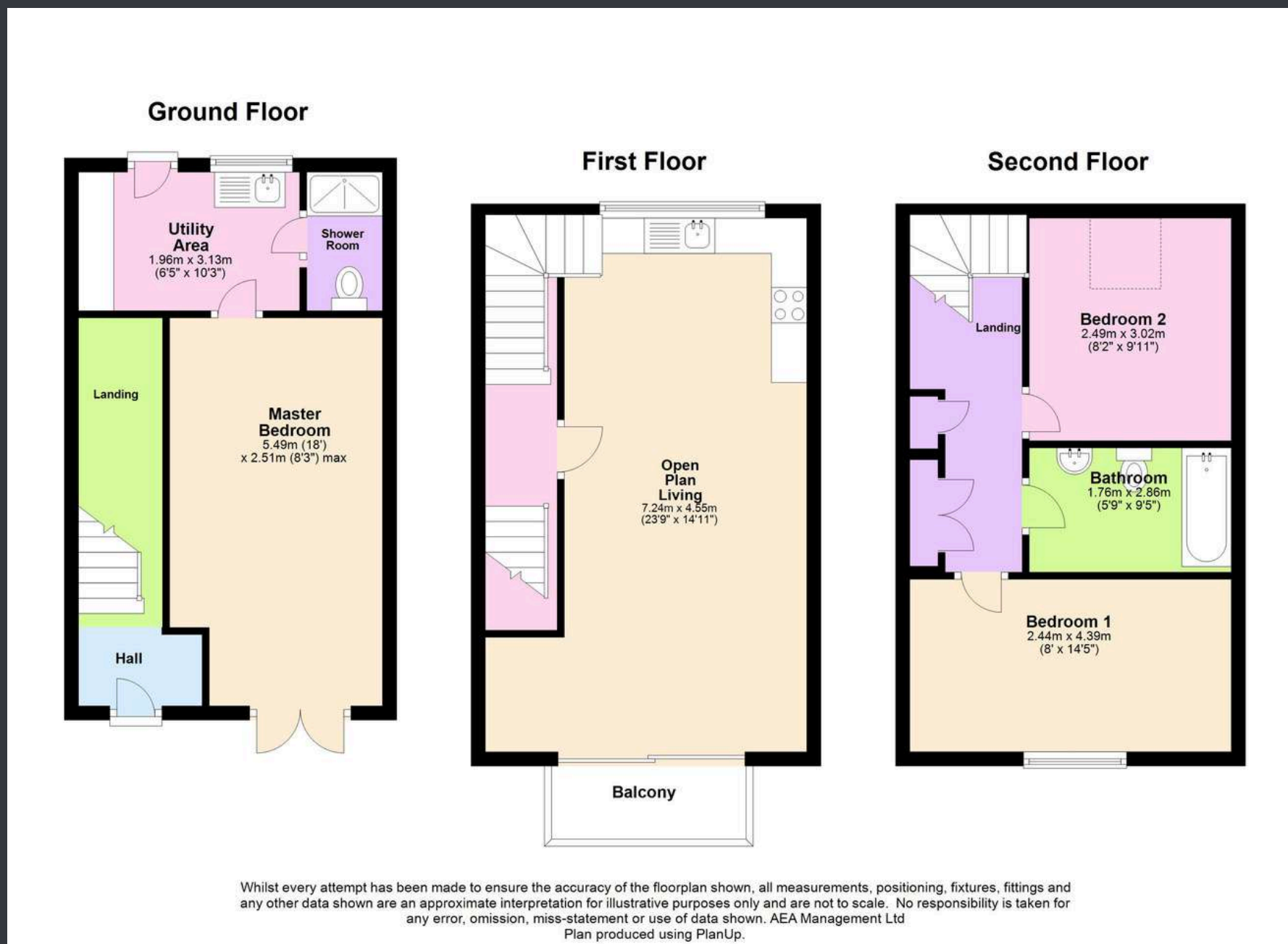
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### 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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