



PHILIP EVANS
ESTATES



CLOS CEITHO, PARC Y LLYN, LLANBADARN FAWR, ABERYSTWYTH, SY23 3TZ

£285,000 ASKING PRICE

A spacious 3 bedroom property on the outskirts of Aberystwyth town.

The property comprises of 3 bedrooms, lounge, kitchen/dining room, utility room, bathroom/ WC, off street parking and gardens to the fore and rear.

The property benefits from Gas Central Heating and UPVC double glazing throughout.

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		

FOR SALE



Location

The property located in the highly desirable Parc Y Llyn estate, approximately 1 mile from Aberystwyth Town Centre and within walking distance to all local amenities which include a large supermarket, primary schools, etc.

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

The property is of a brick construction under a pitched tiled roof and benefits from UPVC double glazing throughout.

Agent's Comments

This property is a modern semi-detached house and is an ideal family home or investment opportunity due to its position and the ability to walk to all amenities and the town itself so easily.





GROUND FLOOR

Entrance Hallway

Carpeted. RCD Board. Radiator.

Lounge

Carpeted. UPVC window to the fore. Electric fireplace with surround.

Kitchen/Diner

Vinyl flooring. Fitted base and top units. Fitted oven. Fitted hob. Fitted extractor fan. Plumbing facilities for a dishwasher. Stainless steel sink with draining board. Patio door to the rear garden.

Utility Room

Tile flooring. UPVC window to the rear. Plumbing facilities for a washing machine. Built in cupboard for storage.

Bedroom 1/ Study

Carpeted. UPVC window to the fore. Radiator.

FIRST FLOOR

Bedroom 2

Carpeted. UPVC window to the fore. Built in wardrobe. Radiator.

Airing Cupboard

Housing central heating boiler.

Bedroom 3

Carpeted. UPVC window to the rear. Built in wardrobe. Radiator.

Bathroom / WC

Tile flooring. Frosted UPVC window to the rear. Bath with mains shower above. WC. Pedestal wash hand basin. Heated towel rail.

Externally

The property is semi-detached with a tarmac driveway and lawned area to the front. There is a pathway leading to the rear of the property with gate access through to a patio area and lawned rear garden.

SERVICES

Chain | No chain

Tenure | Freehold

Heating | Gas Central Heating

EPC | 68(D)

Electric | Mains

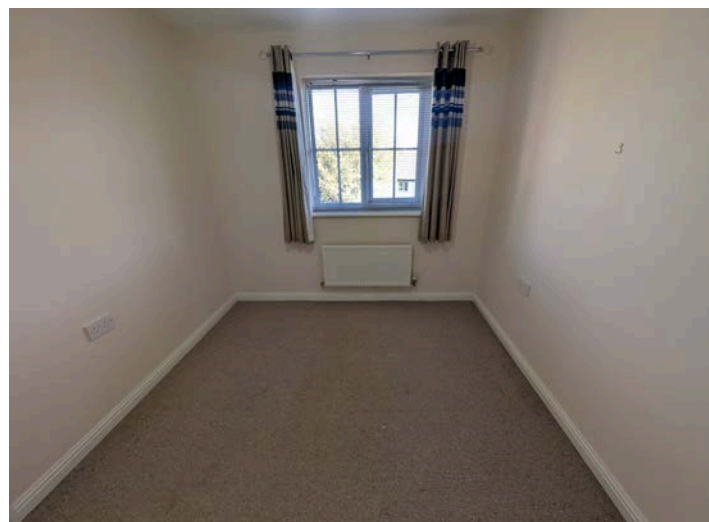
Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band D £2,403.29 2025-26





VIEWING

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

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