



PHILIP EVANS
ESTATES



CLOS GERALLT, CAE CEREDIG, LLANBADARN FAWR, ABERYSTWYTH, SY23 3GD

£295,000 ASKING PRICE

A superbly presented 4-bedroom, 3-storey townhouse located on the highly sought-after Cae Ceredig Estate on the edge of Aberystwyth, offering excellent family living space with modern fixtures and fittings throughout.

The ground floor comprises an entrance hallway, lounge, bedroom, utility room/kitchenette and a shower room/WC, providing flexible living space which could be used independently if required. The first floor features a spacious open-plan lounge, kitchen and dining area. The second floor comprises of one double bedroom with en-suite shower room, a further double bedroom, a single bedroom/ study, a family bathroom and an airing cupboard. Externally, the property benefits from an enclosed low-maintenance rear garden with patio and decking, together with off-street parking for two vehicles and an electric charging point.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR SALE





Location

The property is conveniently located approximately 1 mile from the outskirts of Aberystwyth town centre in the popular and private estate of Cae Ceredig.

Aberystwyth is the largest town in Mid Wales, renowned for its vibrant community, educational facilities (including Aberystwyth University), Welsh Government Offices, The National Library of Wales, Bronglais General Hospital and excellent local shopping, leisure and transport links.

Agent's Comments

This is one of the most spacious homes available on Cae Ceredig Estate and is presented to a high standard throughout. The rare advantage of a first-floor open-plan lounge/kitchen/dining room enhances the living experience and makes this property highly desirable for modern family living. Set in a quiet cul-de-sac, this is a must-see family home that will appeal to professionals and families alike.

Construction

Conventionally built of cavity wall construction with exterior facing brick elevations under a pitched slate roof. The property benefits from UPVC double glazing throughout. In addition the property benefits from gas central heating.



FOR SALE



GROUND FLOOR

Entrance Hallway

Spacious entrance hallway providing access to the ground floor rooms or use as a self-contained flat and stair access to the rest of the house. Oak flooring. Radiator. Spotlights.

Understairs cupboard.

Lounge

Carpeted. Window to fore. Radiator. Pendant light.

Bedroom 1

2.6m x 2.33m

Carpeted. French patio doors to the rear garden. Radiator. D-Light.

Utility room/ kitchenette

2.19m x 2.09m

Tiled flooring. UPVC door to the rear garden. Frosted windows. Cream base and eye level units. Grey worktop. Stainless steel sink with draining board. Freestanding oven. Plumbing facilities for a washing machine. Valiant Gas boiler. Radiator. Track lighting.

Shower Room

0.98m x 1.59m

Tiled flooring. Tiled walls to wet areas. Frosted window to side. Double shower tray with sliding glass door. Electric shower. Low flush WC. Pedestal wash hand basin. Radiator.

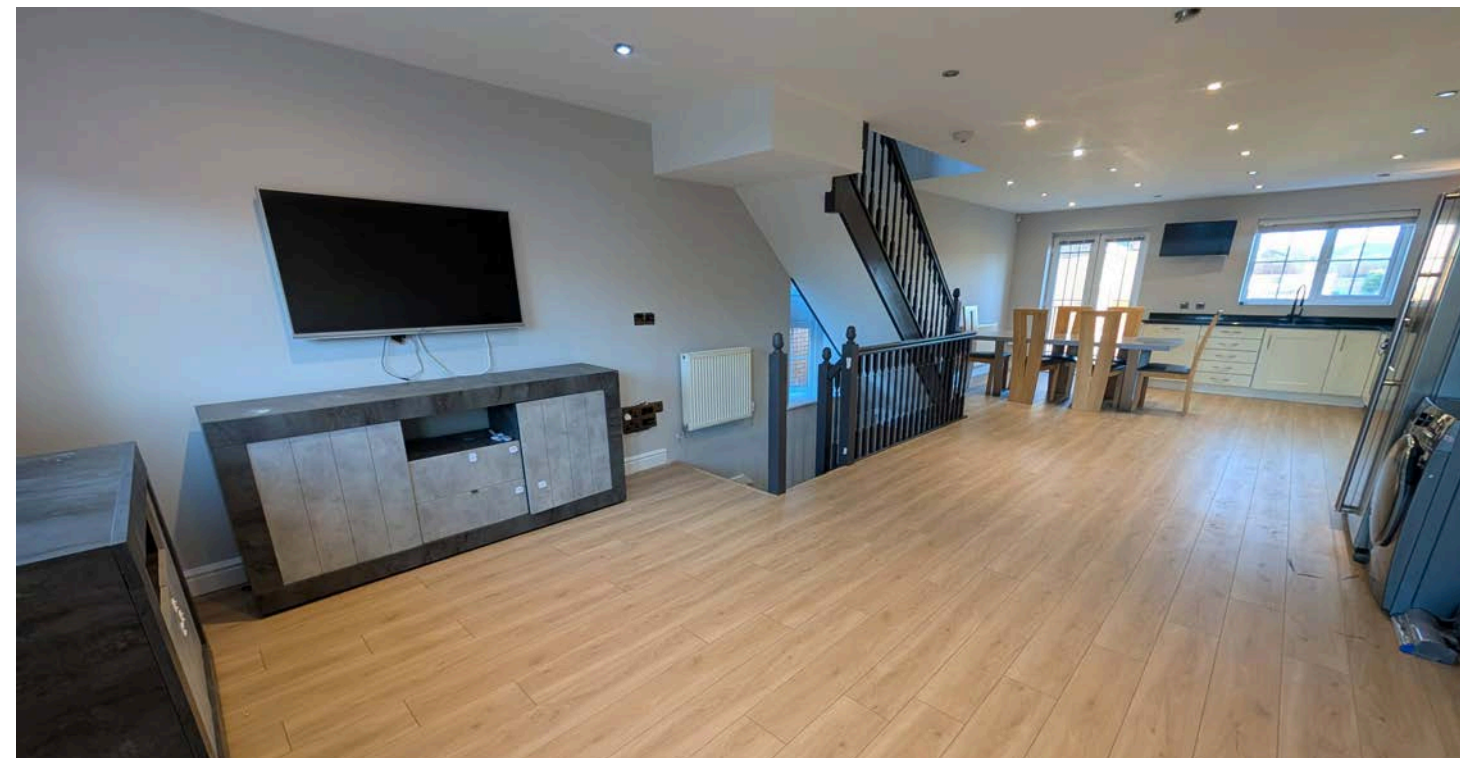
Spotlights.

FIRST FLOOR

Open plan lounge/ kitchen/ dining room

4.46m x 10.06m

Oak wooden flooring. Dual aspect windows. French doors leading to juliet balcony to both front and rear. Range of cream base and eye level units. Granite worktop. Integrated four burner gas hob. Integrated oven. Stainless steel extractor fan. Integrated dishwasher. Stainless steel sink with draining board. Radiators. Spotlights.

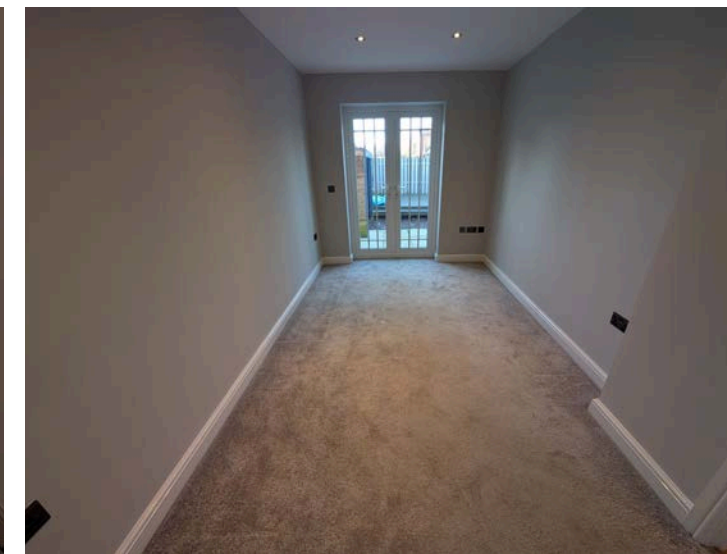
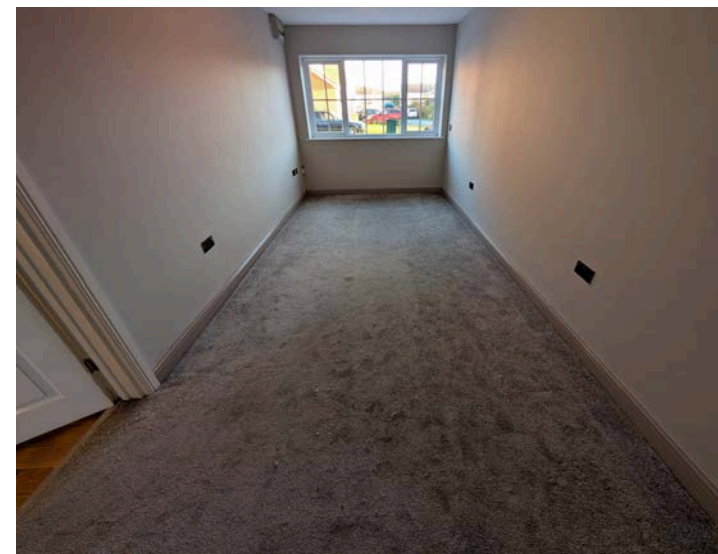


SECOND FLOOR

BEDROOM 2

4.09m x 3.19m

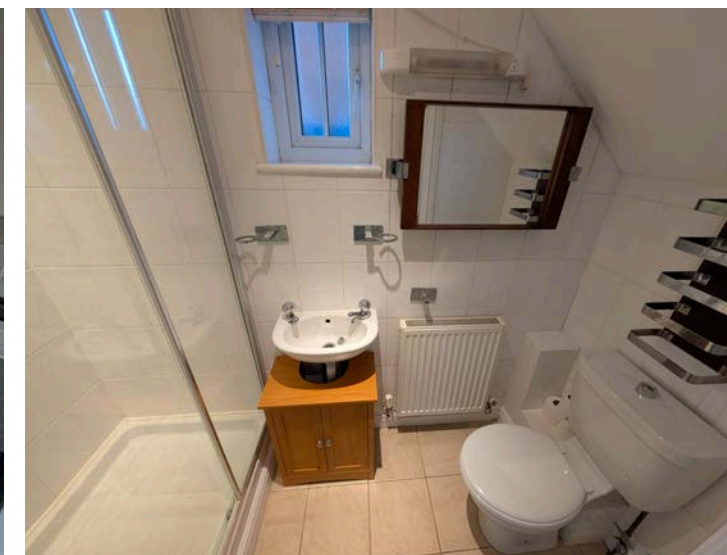
Tiled flooring. Windows to rear. Built in mirrored double wardrobe. Radiator. Spotlights.



EN-SUITE SHOWER ROOM

1.18m x 2.37m

Tiled flooring. Tiled walls. Double shower tray with sliding glass door. Low flush WC. Pedestal wash hand basin. Radiator. Electric heated towel rail. Spotlights.



BEDROOM 3

2.49m x 3.99m

Carpet flooring. Window to the front. Radiator. Spotlights..





BEDROOM 4

1.42m x 2.86m

Carpet flooring. Window to the front. Radiator. Pendant light.

BATHROOM

1.92m x 1.47m

Tiled flooring. Tiled walls to wet areas. Low flush WC. Floating sink with vanity unit below. Jacuzzi bath with rainfall shower above. Mirrored triple medicine cabinet. Heated towel rail. Spotlights.

AIRING CUPBOARD

Carpet flooring. Built in shelving.



EXTERNALLY

The property benefits from a low maintenance rear garden with patio area, and raised decking area. Bike shed. Gas bottle fire pit with built in seating area.

To the front of the property there is a paved driveway for 2 cars. Electric charging point. Side access and path to the rear garden.

SERVICES

Chain | No chain
Tenure | Freehold

Heating | Gas Central Heating
EPC | Current: 76(C)
Potential | 85 (B)
Electric | Mains
Water | Mains
Sewerage | Mains
Telephone | BT
Council Tax Band | Band E £2,937.36
2025-26

VIEWING

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

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