



PHILIP EVANS
ESTATES



PROSPECT PLACE, LLANBADARN FAWR, ABERYSTWYTH, SY23 3SQ

£300,000 ASKING PRICE

A superbly presented 4 bedroom semi-detached house on the outskirts of Aberystwyth town.

The property comprises of 4 bedrooms to include three double bedrooms, one single bedroom, lounge, lounge/ kitchen/dining room, bathroom/ WC, separate downstairs WC, utility room, off street parking and garden to the rear.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FOR SALE





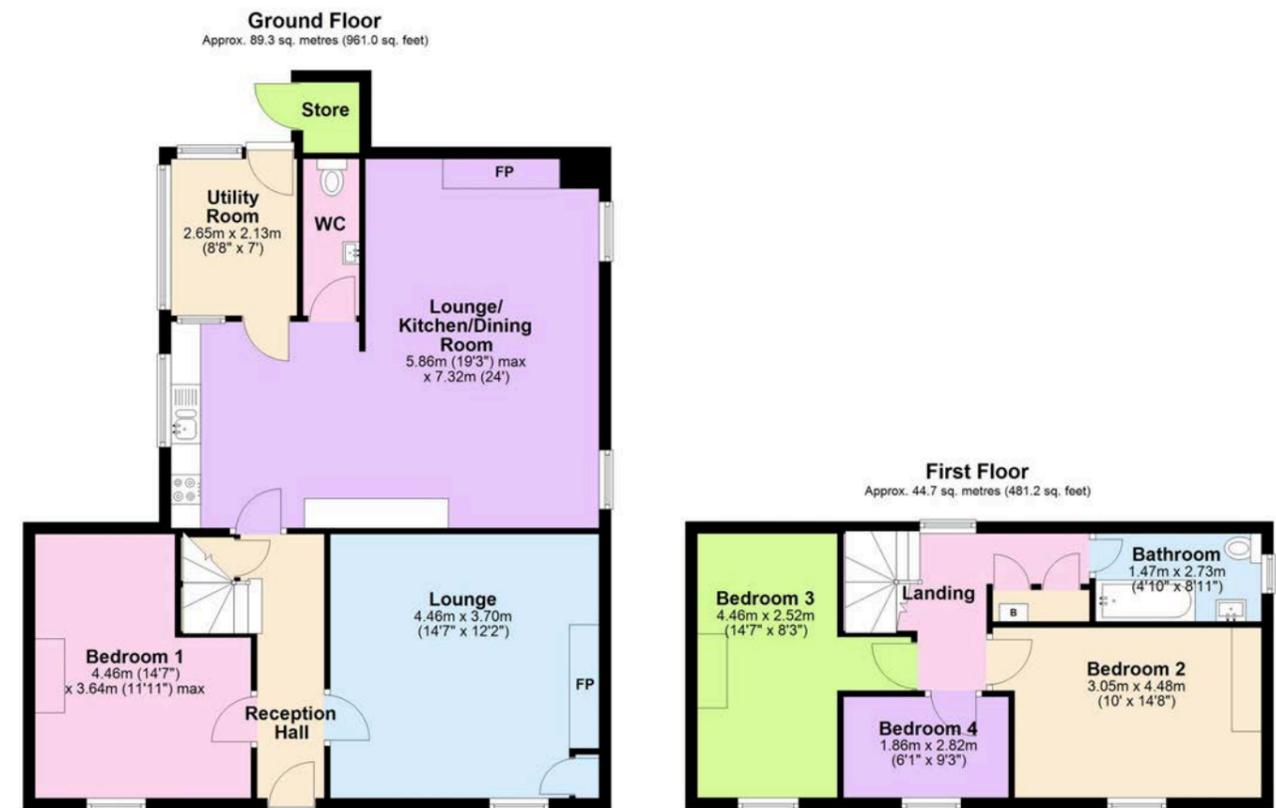
Location

The property is located on the outskirts of Aberystwyth, approximately 1 mile from Aberystwyth Town Centre and within walking distance to all local amenities which includes petrol station/ supermarket, public houses, 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.

Agent's Comments

This property is deceptively spacious and a must see to be fully appreciated. It 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.



Total area: approx. 134.0 sq. metres (1442.2 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

FOR SALE





GROUND FLOOR

Entrance Hallway

Providing access to the ground floor rooms and stair access to the rest of the house.

Lounge

4.46m x 3.70m

Carpeted. Window to the fore. Radiator. Log burner. Cupboard housing the electric meter, gas meter, and RCD board.

Bedroom 1

4.46m x 3.64m (max)

Carpeted. Window to the fore. Radiator.

Lounge/ Kitchen/Dining Room

5.86m (max) x 7.32m (L shape)

Vinyl click flooring. Dual aspect windows. Range of white base and eye level units. Wooden laminate effect worktop. Integrated electric hob. Integrated electric oven with fully retractable door. Stainless steel extractor fan. Integrated dishwasher. Integrated undercounter fridge. Stainless steel sink with draining board. Radiators.

Ground Floor W.C.

Vinyl flooring. White tile boarding. Low flush WC. Cloakroom sink with cupboard below. Chrome towel rail.

Utility Room

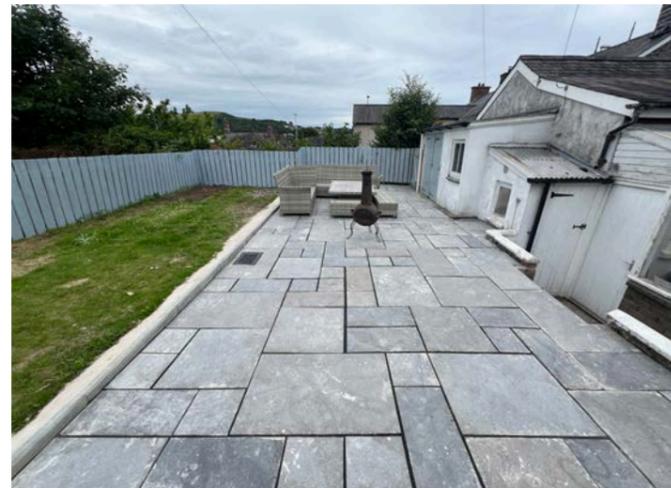
2.65m x 2.13m

Vinyl flooring. Plumbing facilities for a washing machine. Access to rear garden.

Externally

The property is semi-detached with off street parking on a driveway to the rear of the property. There is a tiled patio area and lawned garden. Three outhouses for storage.





FIRST FLOOR

Bedroom 2

3.05m x 4.48m

Carpeted. Window to the fore.
Radiator.

Bedroom 3

4.46m x 2.52m

Carpeted. Window to the fore.
Radiator.

Bedroom 4

1.86m x 2.82m

Carpeted. Window to the fore.
Radiator.

Bathroom / WC

1.47m x 2.73m

Vinyl flooring. Tiled walls. Frosted window to the side. Bath with shower above. Low flush WC. Wash hand basin with cupboard below.

Airing Cupboard

Built in shelving. Housing central heating boiler.

SERVICES

Chain | No chain
Tenure | Freehold

Heating | Gas Central Heating

EPC | 60(D)

Gas | Mains

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.

Telephone | 01970 625333

Email | mail@philipevans.com

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