



**PHILIP EVANS**  
ESTATES



## BRYN RHEIDOL, LLANBADARN FAWR, ABERYSTWYTH, SY23 3SP

**£140,000** ASKING PRICE

An exciting opportunity to acquire a property requiring full renovation, offering excellent potential for investors, developers, or buyers looking to create a family home.

The property comprises of three bedrooms, lounge, large dining room, kitchen and bathroom (with shower above bath). The property benefits from gas central heating, UPVC Doors & windows and garden to the rear/off street parking.

Freehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

# FOR SALE



## LOCATION

The property is conveniently positioned on Bryn Rheidol Residential Estate which is located in Llanbadarn Fawr. As such, the property is within walking distance to all local amenities and transport links.

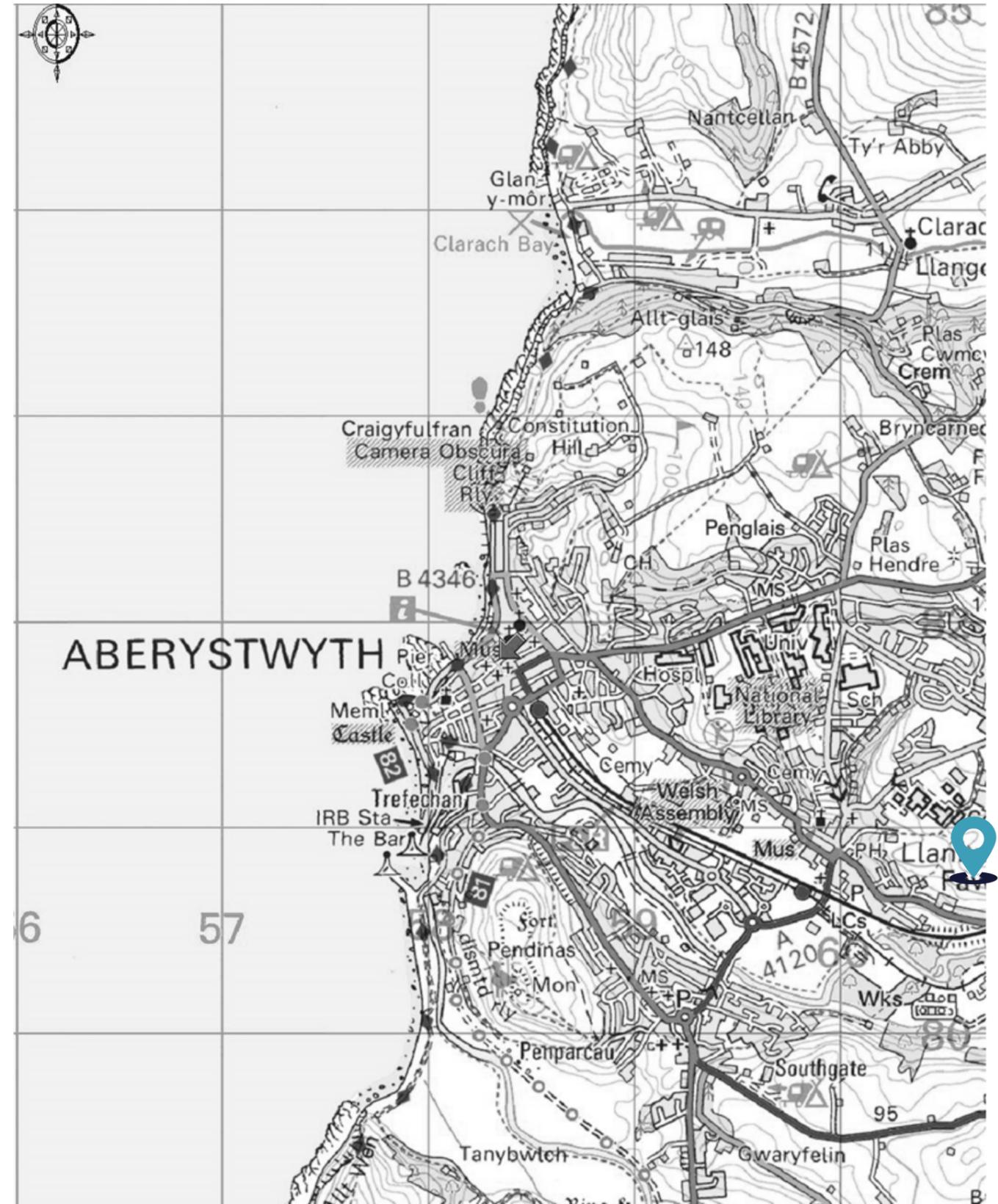
As the largest town in Mid Wales Aberystwyth benefits from The Welsh Assembly Government Offices, The National Library Of Wales, Aberystwyth University, Bronglais Hospital, education in both English and Welsh mediums and public transport links out of Aberystwyth.

## CONSTRUCTION

The exterior is of a cavity wall construction with rendered external elevation under a tiled roof.

## AGENT COMMENTS

This property does require a full renovation but has the potential to be a beautiful home and provides the perfect opportunity for someone looking to put their own stamp on it.





## GROUND FLOOR

Providing access to the ground floor rooms and stair access to the rest of the house. Vinyl tile flooring. Radiator.

### Lounge

3.48m x 3.71m

Vinyl tile flooring. Gas fire. Window to the fore.

### Dining Room

4.62m (max) x 4.17m

Vinyl tile flooring. Gas central heating boiler. Radiator. Window to the rear. Access to kitchen.

### Kitchen

1.83m x 2.76m

Vinyl tile flooring. Fitted wall and base units. Gap for freestanding cooker. Gap for an undercounter fridge. Plumbing facilities for a washing machine. Door & frosted window to rear garden.

Cupboard housing the electric meter, gas meter. and RCD board.

## EXTERNAL

Concrete path with steps to large shed with separate outdoor WC and path leading to garden/ off street parking.

## FIRST FLOOR

### Bedroom 1

4.22m x 3.73m

Carpet. Radiator. Window to rear.

### Bedroom 2

3.48m x 3.11m

Radiator. Window to rear. Feature fireplace.

### Bedroom 3

2.18m x 2.42m

Radiator. Window to front.

### Bathroom

1.77m x 1.79m

White sanitaryware to include bath with shower above, WC and freestanding wash hand basin. Grey speckled splashback to wet areas. Frosted window to the rear.

## SERVICES

Chain | No chain  
Tenure | Freehold

Heating | Gas Central Heating  
EPC | 68(D)

Gas | Mains

Electric | Mains

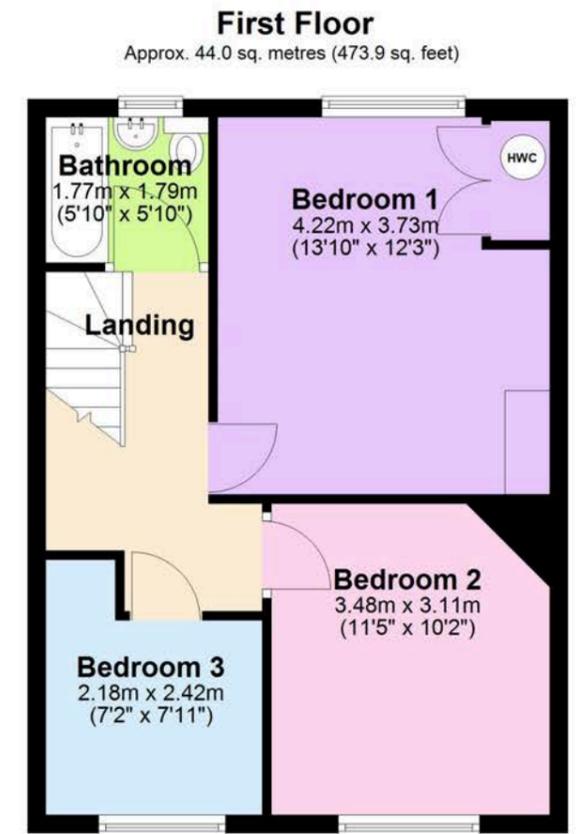
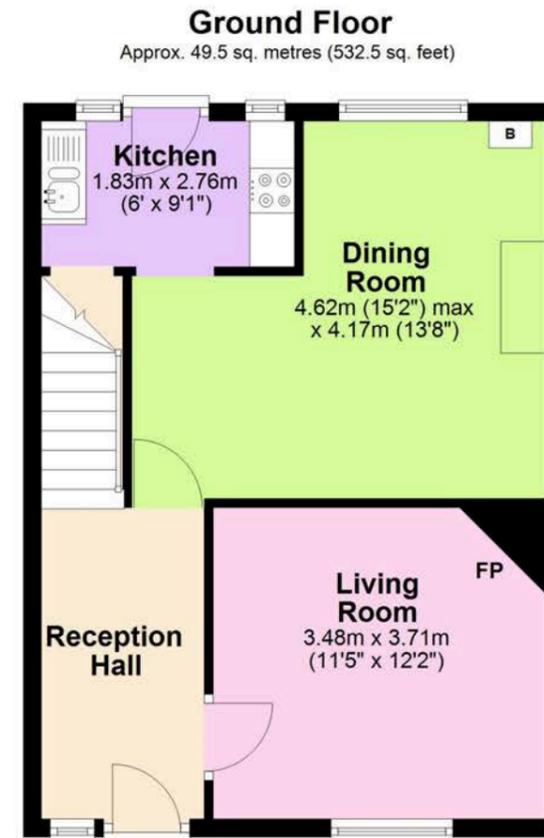
Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band C £2,056.56 2025-26





**Total area: approx. 93.5 sq. metres (1006.4 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.

### VIEWING

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

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