

## Llanbadarn Fawr £249,995

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Presenting this lovely spacious town house located in the ever popular Cae Ceredig development, Llanbadarn Fawr. Presented with a modern and luxurious finish throughout with a driveway and garage. Situated conveniently to all needed amenities this property really is the perfect modern day family home.

- Four Bedrooms
- Garage
- Utility Room
- Modern
- Gas Central Heating
- Garden
- Close to All Amenities

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

[sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

Call 01970 636000 to arrange a viewing

**CLOS GERALLT**

Unless expressly stated all rooms have a range of power points, double uPVC glazed windows and radiators.

**PROPERTY COMPRISES**

Property is entered via Double glazed opaque uPVC door into the entrance hall.

**ENTRANCE HALL**

Communicating doors off. Stairs which rise to first floor landing. Under stairs cupboard suitable for storage. Laminate to floor. Window to side. Feature window to side which extends to second floor landing with spectacular views of the Pen Dinas hilltop.

**GARAGE**

Ample electrical points. Up and over garage door. Radiator.

**PLAY ROOM**

8' 6" x 7' 7" (2.6m x 2.33m) Window to rear. French patio doors to rear. Television point. Telephone point. Carpet to floor. Could be used as 4<sup>th</sup> bedroom or office.

**UTILITY ROOM**

Opaque uPVC panelled double glazed door to rear. Windows to rear. Tiling to floor. Valiant gas fired boiler. Range of base level units with roll top work surfaces over. Tiling to water sensitive areas. Single bowl, single drainer stainless steel sink with mixer tap over. Space and plumbing for washing machine. Man rose extractor fan.

**CLOAKROOM**

Tiling to floor. Suite comprises low flush WC, and wall mounted wash hand basin. Window to side. Manrose extractor fan. Halogen spot down lights.

**FIRST FLOOR LANDING**

Communicating doors off. Carpet to floor. Stairs which rise and turn. Feature window to side.

**LOUNGE**

15' 1" x 14' 11" (4.6m x 4.55m) Window to front. French doors with Juliette balcony to front. Carpet to floor. Television point. Telephone point. Integrated feature electric fire. Communicating door to kitchen.

**KITCHEN/DINER**

18' 8" x 15' 7" (5.69m x 4.75m) Window to rear. French doors with Juliet balcony to rear. Range of base and eye level units with roll top work surfaces over. One and a half bowl stainless steel sink with mixer tap over. Space suitable for fridge freezer. Integrated Bosch four burner gas hob with complimentary grill and oven below and extractor hood over. Tiling to floor. Integrated Bosch dishwasher. Halogen spot down lights. Television point.

**SECOND FLOOR LANDING**

Feature window to side. Carpet to floor. Communicating doors off. Communicating door to storage cupboard with pine shelving suitable for linen.







### MASTER BEDROOM

13' 5" x 10' 5" (4.09m x 3.19m) Windows to rear. Built in mirrored double wardrobe. Television point. Telephone point. Communicating door to en-suite. Carpet to floor.

### ENSUITE

Suite comprises of low flush WC, pedestal wash hand basin, shower cubicle with mains shower attachment over. Tiling to walls and floor. Halogen spot down lights.

### BEDROOM THREE

4' 7" x 9' 4" (1.42m x 2.86m) Window to front. Television point. Telephone point.

### FAMILY BATHROOM

Tiling to walls. Suite comprises low flush WC, pedestal wash hand basin and uPVC panelled bath with shower attachment. Halogen spot down lights. Light tunnel. Tiling to floor.

### BEDROOM TWO

8' 2" x 13' 1" (2.49m x 3.99m) Window to front. Television point. Telephone point.

### OUTSIDE REAR OF PROPERTY

Pathway leading to the front of the property. Laid half to lawn and attractive decking. Outside tap. Electrical point.

### OUTSIDE OF PROPERTY

Laid to brick paving drive way suitable for two vehicles. Pathway leading to the front and side of the property.











**Local Authority**

Ceredigion County Council

**Council Tax Band**

E

**Energy Efficiency Rating**

74

**Viewing Arrangements**

Strictly by appointment through Alexanders

**Money Laundering Regulations 2003**

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.

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

**Alexanders Residential Sales**

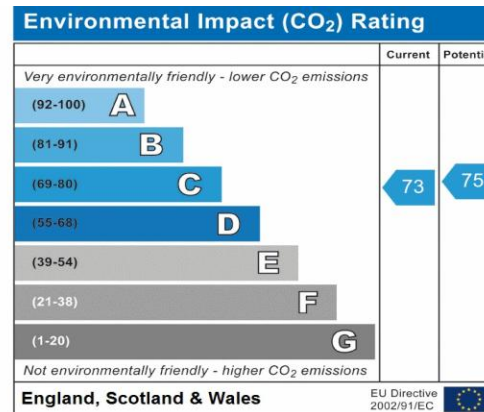
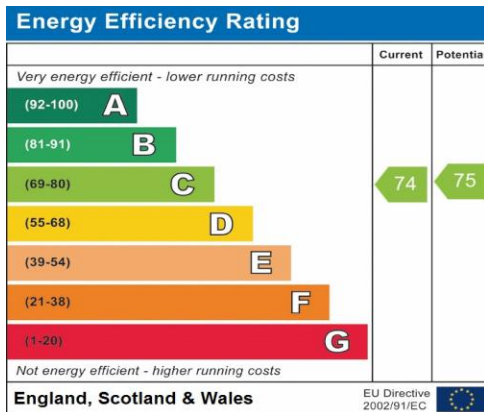
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**Opening Hours**

Monday - Friday: 9am -6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

**Contact Us**

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