



Llanbadarn Fawr

£263,000



Located in Llanbadarn Fawr with countryside views from every angle. Abernant is the perfect home for those looking for a range of space on the inside and on the outside. Offering four bedrooms, two large reception rooms, outbuilding, workshop, garage, elevated garden, conservatory and parking for up to three cars, this one is not to be missed.

- FOUR BEDROOM HOUSE
- GARAGE, SHED AND WORKSHOP
- PARKING FOR UP TO 3 CARS
- WIDE, ELEVATED & BROAD GARDEN
- PERFECT FAMILY HOME
- NO CHAIN
- CONSERVATORY

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

sales@alexanders-online.co.uk
www.alexanders-online.co.uk
Call 01970 636000 to arrange a viewing

PROPERTY COMPRISES

Property is entered via wooden door into entrance hallway. Unless expressly stated all rooms have a range of power points, television points, radiators and the property is heated currently with gas central heating. All main services are connected. Council tax band "E".

LIVING ROOM

19' 1" x 11' 11" (5.82m x 3.64m) Fully carpeted, dark blue feature wall. Boasting a range of space, this living room is perfect for fitting the whole family. Large windows to front and rear. Door to kitchen.

KITCHEN

13' 8" x 5' 6" (4.18m x 1.70m) Open plan with dining area. A great kitchen that is well equipped for all your needs. Wooden base and eye level units with worktop over. Space for cooker. Built in storage under stairs. Large window overlooking the rear. Communicating door to outbuilding.

DINING ROOM

13' 8" x 11' 6" (4.18m x 3.53m) Currently decorated with yellow walls. Laminate flooring for practicality. Large room with access to conservatory.

CONSERVATORY

7' 7" x 6' 6" (2.33m x 2.00m) Sliding doors from the dining room. This conservatory is a great sun trap. Double doors out to the front.

MASTER BEDROOM

12' 0" x 11' 8" (3.66m x 3.57m) Neutrally decorated and fully carpeted. Range of power points and large window

overlooking the front. Sizeable master bedroom.

BEDROOM TWO

10' 9" x 9' 7" (3.28m x 2.94m) Neutrally decorated and fully carpeted. A room ready for the next owner to put their own stamp on. Window overlooking the front.

BEDROOM THREE

6' 10" x 10' 5" (2.10m x 3.19m) Neutrally decorated and fully carpeted, window overlooking rear.

BEDROOM FOUR

9' 3" x 7' 4" (2.83m x 2.26m) A room perfect for a nursery or study. Currently with blue feature wall and built in shelving units, this is perfect to store all your photographs, files or belongings. Window to front.

BATHROOM

7' 11" x 6' 0" (2.43m x 1.83m) White suite comprising, low flush WC, bath with shower over and hand wash basin.

OUTSIDE OF PROPERTY

Abernant offers not only fantastic space on the inside but also on the outside. With everything you could ask for in a garden. Providing not only a lawned area, the garden is elevated with countryside views at every angle. Located at the top of the garden you have a lawned area perfect to be transformed into a vegetable garden. The garden also offers a workshop, access to the garage, a wood burning area and plenty of space for children to run freely.



**GARAGE**

15' 8" x 8' 11" (4.78m x 2.74m) Electrical points. Space for one car.

SHED

19' 1" x 6' 1" (5.82m x 1.86m) Windows to the rear and side. Door to WC. Door to garden. Sink and outside tap.

WORKSHOP

11' 8" x 6' 7" (3.56m x 2.03m) Electrical points. A perfect place for storage.

IMPORTANT INFORMATION**MONEY LAUNDERING REGULATIONS 2020 -**

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.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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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, mis-statement or use of data shown. AEA Management Ltd Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

E

Energy Efficiency Rating

TBC

Viewing Arrangements

Strictly by appointment through Alexanders

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.

Alexanders Residential Sales

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Terrace Road
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Opening Hours

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

Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		71	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		77	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	