



## Llanbadarn Fawr

£190,000



### Ceredigion

A cute cottage 1 mile away from the town centre. A property perfect for first time buyers, offering modern interiors, cottage features, three bedrooms, garden to the rear and gas central heating. Come and take a look!

- THREE BEDROOM COTTAGE
- MODERN INTERIORS
- COTTAGE FEATURES INC LOG BURNER
- DECKING & LAWNED AREA
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- DOWNSTAIRS WC

Cambrian Chambers  
Terrace Road  
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Call 01970 636000 to arrange a viewing

## BRIDGE TERRACE

A well presented three bedroom home in the popular and historic village of Llanbadarn Fawr. This attractive cottage is ideally located, being only 1.5 miles from the busy centre of Aberystwyth and giving access to many of the amenities on offer in this vibrant university town, such as the Parc Y Llyn retail site, General Hospital and the University campus. Accommodation comprises Lounge, Kitchen, Three bedrooms, Shower room, downstairs WC and garden.

## PROPERTY COMPRISES

Unless expressly stated this property has double glazed uPVC windows, range of power points and radiators. Property is heated via gas central heating and has a garden to the rear. Council tax band C.

## ENTRANCE HALL

As you step inside Bridge Terrace, you are greeted with stairs that rise and turn up to the first floor, door immediately to the right that takes you into the lounge. Entrance hall provides coat hooks to hang belongings.

## LOUNGE

16' 2" x 11' 8" (4.94m x 3.58m) Neutrally decorated with stone feature wall and log burner. Large window overlooking to the front of the property. The lounge is not only great for space but is extremely well lit. Under stair storage and archway to kitchen/diner.

## KITCHEN/DINER

14' 1" x 9' 8" (4.30m x 2.96m) Well lit kitchen area comprising a range of units including built in Beko hob and Zanussi cooker with extractor over. Built in dishwasher, single bowl with drainer and tap over. Large window overlooking the rear and glass door out to garden. Space for freestanding fridge freezer. Door to downstairs WC.

## WC

Accessed via kitchen, the downstairs WC provides low flush WC, square basin and privacy window to side.

## LANDING

Stairs rise and turn to first floor with communicating doors to three bedrooms and shower room.

## MASTER BEDROOM

12' 0" x 8' 11" (3.66m x 2.73m) Large window overlooking the rear. The master bedroom fits not only a double but provides built in storage (2.73m x 0.65m).

## BEDROOM TWO

10' 2" x 8' 5" (3.11m x 2.58m) Neutrally decorated with window overlooking the front. This room provides built in shelving, perfect for storing books, photo frames and other belongings.

## BEDROOM THREE

8' 10" x 7' 1" (2.70m x 2.18m) Neutrally decorated with built in storage. Window to front.







### **SHOWER ROOM**

Fitted shower and low flush WC, hand wash basin.

### **OUTSIDE OF PROPERTY**

To the front of the property is off road parking. To the rear, accessed via the kitchen, is a concrete area, decking area and lawned area. Outside tap. Shed.

### **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](mailto:sales@alexanders-online.co.uk) for more information.

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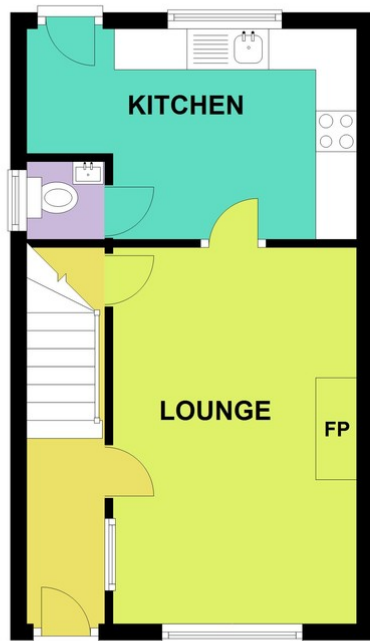
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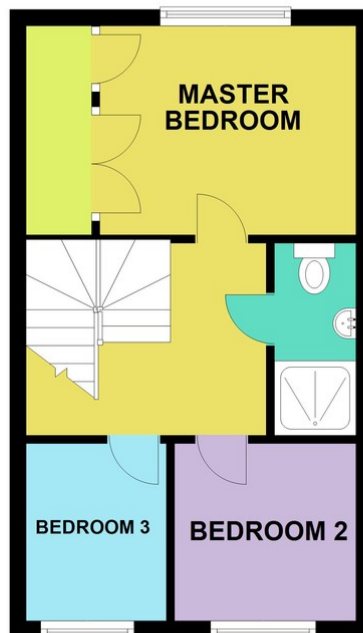




## GROUND FLOOR



## FIRST FLOOR



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.

## Local Authority

Ceredigion County Council

## Council Tax Band

C

## 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.

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Monday - Friday: 9am - 6pm  
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## Contact Us

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