



## Llanfarian

£130,000



A two bedroom stone built cottage full of charm located in the ever popular village of Llanfarian just a 5 minute drive into Aberystwyth town center. If you are looking for an affordable first home or a fantastic rental opportunity then 1 New Street is the property for you.

- **\*\*CHAIN FREE\*\***
- **LOOKING FOR QUICK SALE**
- **TWO DOUBLE BEDROOMS**
- **POPULAR VILLAGE LOCATION**
- **TWO SHEDS FOR STORAGE**
- **READY TO MOVE INTO**
- **FANTASTIC FIRST HOME**

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
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[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

Call **01970 636000** to arrange a viewing

## 1 NEW STREET

This charming two bedroom cottage is located in the village of Llanfarian. The property is near local amenities such as the village shop, primary school, only a 5 minute drive into the town center of Aberystwyth and on a regular bus route.

## PROPERTY COMPRISES

Property is entered via uPVC casement door into entrance hallway. Unless expressly stated the property offers a range of power points and is double glazed throughout. Property is heated via electric heating. Council tax band C.

## LIVING ROOM

14' 11" x 8' 2" (4.57m x 2.50m) Entered via door from entrance hallway. Large window to front and rear, this room is of good proportions. Comprising of fitted original storage which houses the water tank. Focal point of the room is the open fireplace with slate hearth which has been left open for the new buyer's preference. This could be reinstated or it would be the perfect home for a cosy log burner.

## KITCHEN

14' 11" x 7' 4" (4.57m x 2.26m) With a range of base and eye level units with worktop over. Stainless steel single sink and drainer, electric oven and hob included. Plumbing and space for washing machine. Ample room for a dining table and chairs. Windows to the front and rear of the room. Under stairs cupboard provides additional storage options.

## MASTER BEDROOM

14' 11" x 7' 10" (4.57m x 2.40m) Running the whole depth of the house the master bedroom is a great space large enough for a double bed and bedroom furniture. Neutrally painted ready for the new buyer to put their own stamp on. Window to the front of the property.

## BEDROOM TWO

9' 10" x 5' 4" (3.01m x 1.63m) As with the master the second bedroom is of great proportions and could easily accommodate a double bed. Window to the front of the property.

## BATHROOM

White suite comprising low flush WC, hand wash basin, bath with electric shower over and aqua paneling to all water sensitive areas. Privacy window to the side of the property.

## OUTSIDE OF PROPERTY

Included with the property are two storage sheds opposite the front of the property. Freshly painted back and side walls.





**IMPORTANT INFORMATION****MONEY LAUNDERING REGULATIONS 2021 -**

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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## 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.

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

## Local Authority

Ceredigion County Council

## Council Tax Band

C

## Energy Efficiency Rating

39

## 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

Cambrian Chambers  
Terrace Road  
Aberystwyth  
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## Opening Hours

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

## Contact Us

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