



FOR SALE BY PRIVATE TREATY

Modern detached House situated to a quiet cul-de-sac on the edge of Aberystwyth Town. Comprising 5 Bedrooms: Master en-suite: Large kitchen/breakfast Room: Lounge/dining room: Study: Utility room: Downstairs cloakroom: Rear enclosed garden with patio and decking area: Double garage:

**1 CLOS DAFYDD
LLANBADARN FAWR
ABERYSTWYTH SY23 3GE**



This property is within walking distance to Aberystwyth Town along the riverside cycle track. It is within close proximity to both the Welsh Assembly and local Authority offices and within minutes' drive of the Parcyllyn Retail outlets to include Morrisons, Halfords and B&M.

Vendor Likes:

Light spacious Hall
Quiet cul-de-sac

Agent Likes:

Low maintenance rear garden
Double garage

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

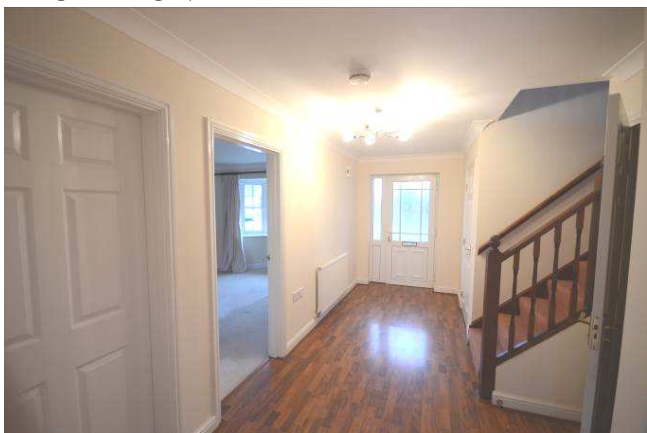
(01970) 617179

Website: www.raw-rees.co.uk

1 Clos Dafydd, Llanbadarn Fawr, Aberystwyth, SY23 3GE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

RECEPTION HALL



Approached via half glazed front door with side panel. Laminate floor. Central heating radiator. Stairs to first floor.

LOUNGE/DINING ROOM

LOUNGE AREA



11' 5" x 12' 6" (3.48m x 3.81m)

To the front lounge area is a large bay window. Feature fireplace with flame effect gas fire with wooden mantel and surround. Central heating radiator. Opening into the rear:-

DINING AREA



11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed French doors to rear garden. Laminate floor. Central heating radiator.

STUDY



6' 7" x 5' 3" (2.01m x 1.6m)

Laminate floor. Central heating radiator.

KITCHEN/BREAKFAST ROOM.



16' 7" x 9' 5" (5.05m x 2.87m)

Base and eye-level units with worktop over and tiled splash-back. Inset stainless steel 4 ring gas hob with Neff oven under. 1 ½ bowl stainless steel sink unit, mixer tap. Breakfast bar. Window to rear

French doors to rear garden. Central heating radiator. Tiled floor.

UTILITY ROOM



6' 6" x 7' 2" (1.98m x 2.18m)

Single drainer stainless steel sink unit set into worktop with unit under. Space and plumbing for automatic washing machine. Larder unit. Laminate floor. Central heating radiator. Advent extractor fan. Door to side.

DOWNSTAIRS CLOAKROOM



Low flush WC: Wash hand basin.
Towel rail. Central heating radiator.

FIRST FLOOR

SPACIOUS LANDING



Large area suitable for office space.
Central heating radiator. Airing
cupboard with shelving & radiator.
Access to loft space.

MASTER BEDROOM



13' 1" x 11' 3" (3.99m x 3.43m)
Central heating radiator. Window to
fore.

EN-SUITE



Shower cubicle. Low flush WC: Pedestal wash hand basin. Shaver point and light. Extractor fan. Half tiled walls. Central heating radiator.

BEDROOM 2



12' 7" x 17' 5" (3.84m x 5.31m)

Large sunny room with two dormer windows to front elevation. Laminate floor. Central heating radiator.

BEDROOM 3



9' 3" x 13' 6" (2.82m x 4.11m)

Window to rear. Fitted wardrobe. Central heating radiator.

BEDROOM 4



9' 3" x 9' 6" (2.82m x 2.9m)

Central heating radiator. Window to rear.

BEDROOM 5



9' 3" x 9' 6" (2.82m x 2.9m)

Central heating radiator

BATHROOM



9' 3" x 7' (2.82m x 2.13m)

Shower cubicle, Pedestal wash hand basin, Low flush WC: Panelled bath. Tiled walls and floor. Extractor fan.

INTEGRAL DOUBLE GARAGE



15' 9" x 17' 6" (4.8m x 5.33m)
Two up and over doors. Wall mounted Worcester gas fired central heating boiler.

OUTSIDE

Rear low maintenance garden laid to lawn with shingle borders and planting areas. Good sized decking area. Patio area off French doors.

Vehicular hard standing to fore with access to double garage.



COUNCIL TAX

Band 'F'

SERVICES

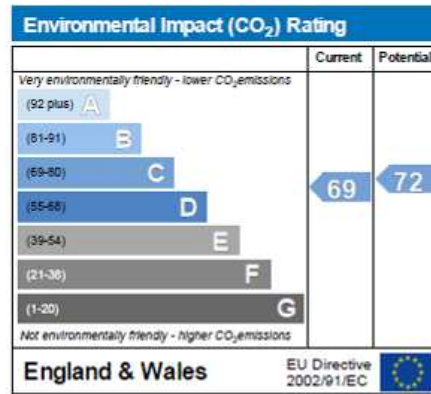
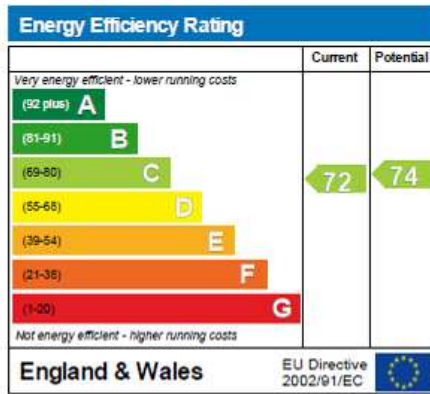
Mains electric, water, drainage & gas.
Full gas central heating

VIEWINGS

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179

PRICE

£345,000



Ground Floor



First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

