



FOR SALE BY PRIVATE TREATY

Unique modern Family house in close proximity to the University, Hospital and Towns amenities. Comprising 5 Bedrooms: Large Lounge and spacious modern kitchen/dining/living room: Spacious garden. Double garage. Swimming pool. Full gas central heating and uPVC double-glazing. Solar PV panels.

**BRYNPADARN
PRIMROSE HILL
LLANBADARN FAWR
ABERYSTWYTH SY23 3AT**



The house is a one off design suited for the location, south facing sunny and private position yet very convenient. Internally the rooms are all fairly generous in size and light with the accommodation spread over three floors. The principal rooms have a southerly aspect across the lower reaches of the Rheidol River Valley and Aberystwyth Town.

Vendor Likes:

Style of the property
Accommodation layout
Spacious garden

Agent Likes:

Convenient location
Sunny aspect
Private position

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Brynpadarn, Primrose Hill, Llanbadarn Fawr, Aberystwyth, SY23 3AT

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.

ENTRANCE CANOPY

HALL



Light and spacious arranged in to two areas with 4 steps up to half landing accessing sleeping quarters. Open seating area accessing family kitchen/dining/living room. Double central heating radiator. Wood laminate floor.

LOUNGE



19' 6" x 18' (5.94m x 5.49m)

Very spacious square room with sliding patio doors onto sun terrace. Wood burning store. Two double central heating radiators. Curved cornice. Wood laminate floor.

KITCHEN/DINING/LIVING ROOM



27' x 14' 6" (8.23m x 4.42m)

Modern fitted timber effect fronted base & wall units with contrasting granite effect coloured work surface. Inset single drainer stainless steel sink unit. Classic cooking range having 5 ring gas burner and ceramic hob, double electric oven under, grill and plate warmer. Plumbing and space for dishwasher. Space for American style fridge/freezer. Island on wheels, Ceramic tiled floor. Seating and dining area to one end with corner window. Patio doors opening onto front south facing paved patio.

UTILITY ROOM



6' x 8' (1.83m x 2.44m)

continuation of tiled floor. Door to garden. Single drainer set in sink unit with plumbing for washing machine. Ideal Mexico floor standing boiler. Tiled wall area.

TOILET

Low flush WC: Wash hand basin. Central heating radiator. Tiled floor window.

FIRST FLOOR

LANDING

Central heating radiator. Walk-in airing cupboard.

BEDROOM 4



8' 9" x 14' 8" (2.67m x 4.47m)

Fitted wardrobe. Central heating radiator.
Wood laminate floor.

STUDY/BEDROOM 5



11' 6" x 8' 7" (3.51m x 2.62m)

Fitted wardrobe. Central heating radiator.

SHOWER ROOM



9' x 6' 3" (2.74m x 1.91m)

Large walk in shower. Pedestal wash hand basin. Low flush WC: Chrome heated towel rail. Walls fully lined. Laminate tile effect floor.

BEDROOM 3



8' 10" x 9' 8" (2.69m x 2.95m)

Central heating radiator.

UPPER FRONT LANDING

Velux window. Eaves storage.

MASTER BEDROOM



19' 8" x 10' (5.99m x 3.05m) Sliding mirror door wardrobe, additional wardrobe. Two central heating radiators. Enclosed area access via sliding door with two large velux window, views. Raised open area 14' x 5'8 plus eaves storage.

BATHROOM



Large corner spa style bath with shower mixer tap and separate shower over. Pedestal wash hand basin, Low flush WC: Panelled walls. Tile effect vinyl floor. Mirror wall cabinet. Chrome heated towel rail. Velux window.

REAR LANDING

Velux window. Eaves storage

BEDROOM 2



18' 6" x 11' 9" (5.64m x 3.58m)
Central heating radiator. Two velux windows. Walk in wardrobe 9'6 x 7'

OUTSIDE Wide private drive approached via twin metal swing gates.

DOUBLE DETACHED GARAGE

18' x 23' 10" (5.49m x 7.26m)

Steps flanked by stone wall and brick wall giving access to the house via paved sun patio. Steps down to swimming pool 12' x 24' with pump house and electric heating mechanism.

Side path laid to lawn garden with aluminium greenhouse. Large rear lawn garden with 4 raised beds and orchard area to bottom end. Well.

SERVICES

Mains electric, water, drainage & gas. Full gas central heating and uPVC double-glazing. Solar PV panels generating electricity on the original feed in tariff of 0.5417p/kWh and Export tariff 0.0382p/kWh.

COUNCIL TAX:

Band 'G'

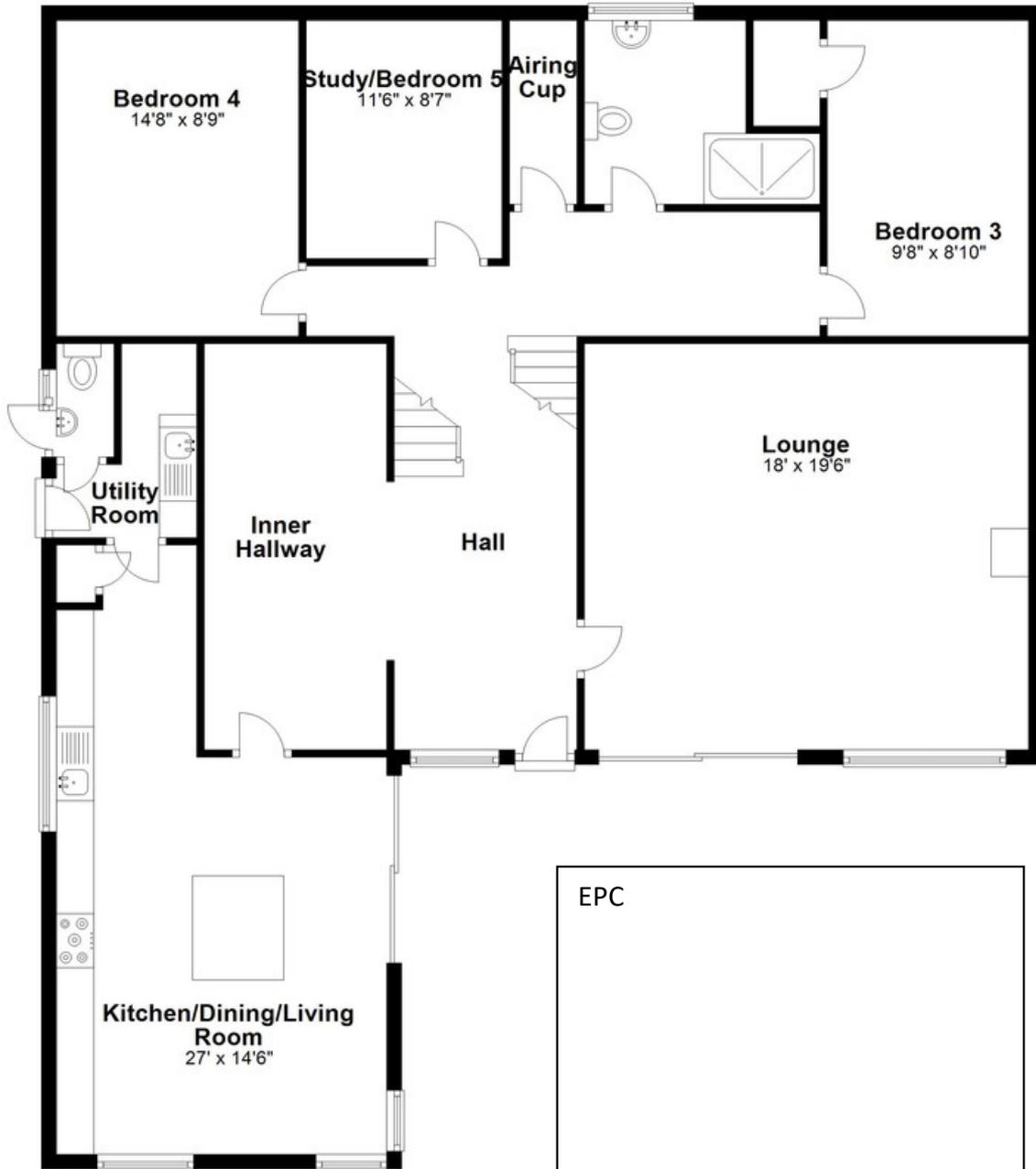
VIEWING

Via agents office:-
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1 Chalybeate Street
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Ceredigion SY23 1HS
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24-hour answer phone

PRICE:

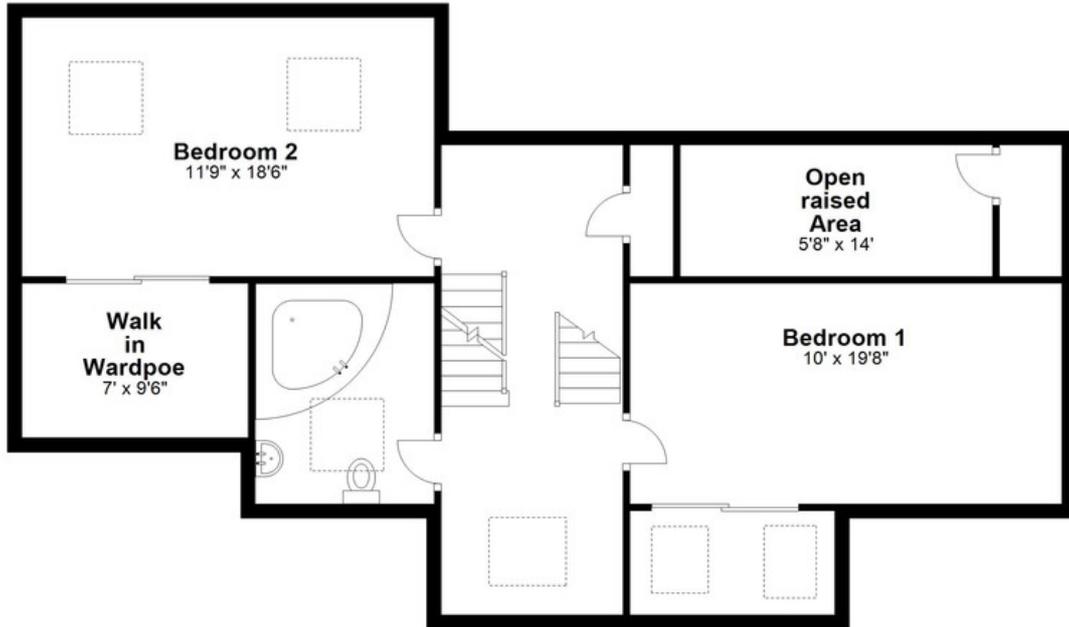
£385,000

Ground Floor



EPC

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.