



**1 PROSPECT PLACE
LLANBADARN FAWR
ABERYSTWYTH
CEREDIGION
SY23 3SQ**



- **DECEPTIVELY SPACIOUS FAMILY HOME**
- **TUCKED AWAY MUCH PREFERRED VILLAGE LOCATION**
- **3-4 BEDROOMS, 3 RECEPTIONS AND 2 FAMILY BATHROOMS**
 - **MATURE GARDENS AND AMPLE CAR PARKING**
- **IN NEED OF SOME MODERNISATION BUT OFFERING A BLANK CANVASS**
 - **AN OPPORTUNITY TOO GOOD TO BE MISSED!!**

OFFERS IN THE REGION OF

£265,000

DESCRIPTION

Being situated in a prominent and convenient position within this much sought after village, on the edge of Aberystwyth, 1 Prospect Place is a deceptively spacious semi-detached property which must be viewed to fully appreciate the accommodation and potential which it offers.

Having been greatly extended over recent years, the property provides for 4-Bedroom accommodation, spacious living accommodation and an open plan living, dining and Kitchen. The property is mostly double glazed with gas-fired central heating and also has a useful and accessible cellar. To the exterior, the property sits on the square within Llanbadarn Fawr and has good sized rear space with private off road car parking and shed.

The historic village of Llanbadarn Fawr is set within level walking distance to Aberystwyth. The village providing for General Stores and Garage, two-well run Public Houses, Hairdressers and Veterinary practice. The beautiful Eglwys Saint Padarn which is believed to have been founded in the early sixth century is situated across the Village Square to the property.

The nearby west Wales coastal, University and Market town of Aberystwyth provides for a number of both local and national retailers and employers and is home to the National Library of Wales, Bronglais Hospital and Aberystwyth University. There is a main railway Terminus within the town which offers easy and frequent access to North Wales, Shrewsbury, the Midlands and beyond.

ACCOMMODATION – of approximate dimensions

Double glazed main entrance door into:

ENTRANCE HALL	Glass panelled door into:
HALLWAY	Radiator, stairs to first floor accommodation, glass panelled door into Kitchen and door to:
LIVING ROOM	20'9 x 14'1/11'5 Being formerly two-rooms. Double glazed window to front and rear Timber fireplace with gas-Ofire, alcove cupboard and further display alcove, two-double radiators.
LIVING KITCHEN	26'6 x 11'9/10' Double and further radiator, Base and wall units, appliance spaces, tall unit, electric double oven, single bowl and drainer sink unit with mixer taps over, plumbing for washing machine, 4-ring gas hob and filter hood, two-double glazed windows and entrance door to side and double-glazed window to rear.
CELLAR	14'4 x 11' Being accessed via a staircase and housing the gas-fired central heating boiler.

FIRST FLOOR ACCOMMODATION

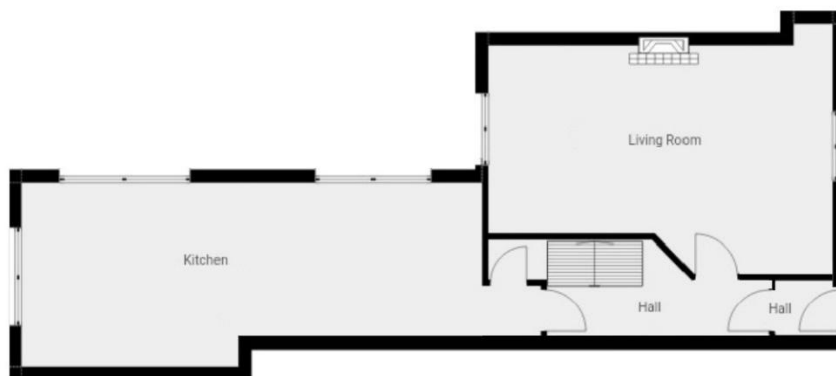
HALF LANDING	Stairs to main landing and opening to:
REAR LANDING	Entrance to loft area above, radiator, shelved airing cupboard and doors to:
WC	Low level flush WC, radiator, double-glazed window to side and wash hand basin.

WET ROOM	8'5 x 6'8 Shelved linen cupboard, low level flush WC, pedestal wash hand basin, radiator, double-glazed window to side, walk in shower area with 'Bristan' shower. Extractor fan.
BEDROOM ONE	13'2 x 12'2 Double-glazed windows to die and rear, fitted cupboards and double radiator.
MAIN LANDING	Entrance to loft area above and doors to:
BEDROOM TWO	10'7 x 10'6 Double-glazed window to front and double radiator.
BEDROOM THREE	11'6 x 9'9 Double-glazed window to rear and double radiator.
BEDROOM FOUR	7'11 x 6'1 Double-glazed window to front and double radiator.
EXTERNALLY	To the rear of the property is a tarmacadam car parking and turning area. Adjoining rear gardens consisting of lawned and paved areas, gated side access and Timber Garden Shed.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water and Drainage is connected to the property. Gas-Fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///clumped.pets.flap
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

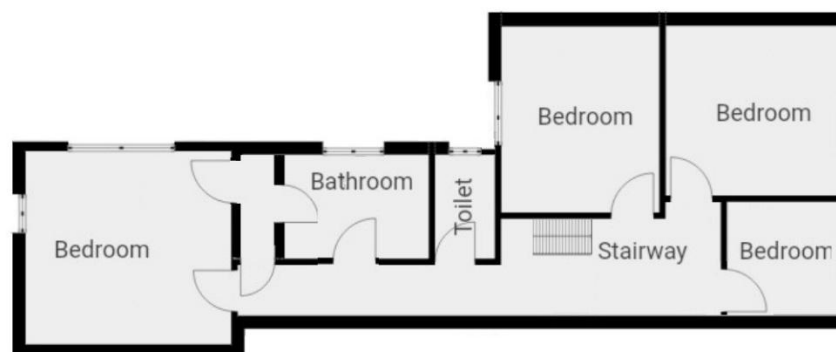




FLOORPLAN



GROUND FLOOR



FIRST FLOOR

PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

1 Prospect Place
Llanbadarn Fawr
ABERYSTWYTH
SY23 3SQ

Energy rating

D

Valid until

7 April 2035

Certificate number

4800-1971-0022-6403-3453

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.