



**AELYBRYN
PRIMROSE HILL
LLANBADARN FAWR
ABERYSTWYTH
SY23 3SE**



- **SEMI-DETACHED 3-BEDROOM HOUSE OFFERING A RENOVATION AND MODERNISATION OPPORTUNITY**
- **INCLUDES TWO RECEPTION ROOMS, WALK-IN PANTRY, GAS-FIRED CENTRAL HEATING, AND REPLACEMENT DOUBLE GLAZING**
- **IDEAL PROJECT FOR INVESTORS, DIY ENTHUSIASTS, OR OWNER-OCCUPIERS**
- **LARGE REAR GARDEN WITH POTENTIAL FOR LANDSCAPING OR EXTENSION (SUBJECT TO CONSENT)**
- **LOCATED IN LLANBADARN FAWR, JUST ONE MILE FROM ABERYSTWYTH WITH ITS UNIVERSITY, AMENITIES, AND RAIL LINKS TO NORTH WALES, THE MIDLANDS, AND BEYOND**

OFFERS IN THE REGION OF £160,000

This semi-detached three-bedroom house offers an exciting opportunity for renovation and modernisation, making it an ideal project for investors, DIY enthusiasts, or owner-occupiers looking to add value. While the property requires updating, it already benefits from replacement double-glazed windows, gas-fired central heating, two reception rooms, and a useful walk-in pantry—providing a solid foundation for transformation.

To the rear, there is a large garden offering excellent potential for landscaping, gardening, or even extending the home, subject to the necessary consents. The property is set in a convenient position within the historic and well-serviced village of Llanbadarn Fawr, just one mile from the university town of Aberystwyth.

Aberystwyth is a vibrant coastal town on the west Wales coast, offering a wide range of amenities including major supermarkets, independent shops, schools, a bustling seafront, and a lively university community. It is also home to a mainline railway station providing direct links to North Wales, the Midlands, and beyond, making it a well-connected and highly desirable location.

With its combination of potential, location, and charm, this property represents an excellent opportunity to create a welcoming home or investment in a sought-after area.

ACCOMMODATION – of approximate dimensions

Double Glazed Main Entrance door into:

HALLWAY	Tiled floor, radiator, door to Sitting Room and door to:
LIVING ROOM	10'8 x 8'2 Double glazed window to front, Gas fire set in a tiled fireplace radiator and alcove cupboards.
SITTING ROOM	14'10 x 11'9'5 Double glazed window to front, gas fire set in a tiled fireplace, alcove cupboards, double radiator, understairs storage cupboard, door to Kitchen and door to:
PANTRY	9'1 x 3'8 Original slate slab, slate floor.
KITCHEN	6'9 x 6' Tiled floor, radiator, base unit incorporating single bowl and drainer sink unit, wall mounted 'Ideal' gas central heating boiler, electric cooker point, wall unit, double glazed window to rear and door to:
LEAN TO STORE	5'11 x 5'6 Window to rear and side entrance door.

FIRST FLOOR ACCOMMODATION

MAIN LANDING	Entrance to loft area above and doors off to:
BEDROOM ONE	9'1 x 6'1 Double glazed window to rear.
BEDROOM TWO	15' x 8'4/6'10 Double glazed window to front, gas fire on a tiled hearth and double radiator.
BEDROOM THREE	14'9/8'2 x 8'3/6'6 Double glazed window to front and double radiator.

BATHROOM	Panelled bath, double glazed window to rear, WC, radiator, pedestal wash and basin, shelved airing cupboard and radiator.
EXTERNALLY	To the front of the property is a pathway which leads to the main entrance door, with easy maintenance adjoining areas. A gated side pathway leads to a large lawned rear garden. Adjoining storage shed.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Gas, Water and Drainage is connected to the property. Gas fired central heating. We understand that the gas fires in the property have been disconnected and the connections capped.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///technical.engaging.shears
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.

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.

Energy rating and score

This property’s energy rating is D. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Primrose Hill
Llanbadarn Fawr
ABERYSTWYTH
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Energy rating

D

Valid until

20 August 2035

Certificate number

1035-2828-5500-0930-3222

Property type	End-terrace house
Total floor area	72 square metres











