



**Tŷ CLUD
LLANFARIAN
ABERYSTWYTH
SY23 4BS**



- **DECEPTIVELY SPACIOUS TWO-BEDROOM TERRACED COTTAGE IN THE POPULAR VILLAGE OF LLANFARIAN, JUST 3 MILES FROM ABERYSTWYTH**
- **EXTENDED GROUND FLOOR WITH LARGE LOUNGE, INGLENOOK-STYLE FIREPLACE, KITCHEN/DINING ROOM, AND UTILITY ROOM**
- **ENCLOSED LOW-MAINTENANCE REAR GARDEN WITH PAVED SEATING AREA AND ARTIFICIAL LAWN**
- **DOUBLE GLAZED WITH LPG CENTRAL HEATING, MODERN KITCHEN AND BATHROOM**

OFFERS INVITED IN THE REGION OF £149,995

DESCRIPTION

Terraced two-bedroom cottage situated in the popular village of Llanfarian, some 3 miles from the West Wales coastal university and market town of Aberystwyth. This deceptively spacious property has been extended over recent years. The ground floor provides a large lounge with inglenook-style fireplace, a generously proportioned kitchen/dining room, and an adjoining utility. To the rear, there is an enclosed, low-maintenance garden with a paved sitting area and artificial lawn. The property has double glazed windows and benefits from LPG central heating with a modern kitchen and bathroom.

Llanfarian is set along the Ystwyth Trail cycle network, which allows easy access into Aberystwyth and inland towards Tregaron and the Cambrian Mountains. Aberystwyth itself is a lively and historic seaside town, known for its iconic Victorian promenade, sandy beaches, and thriving cultural scene. As the home of Aberystwyth University and the National Library of Wales, the town plays a key role in the academic and cultural life of Wales. It offers a wide range of amenities including independent shops, cafés, restaurants, and leisure facilities, as well as excellent transport links via rail and road. Surrounded by stunning countryside and coastal landscapes, Aberystwyth combines the charm of a traditional seaside resort with the vibrancy of a university town, making it a highly desirable place to live, work, and visit.

ACCOMMODATION

(of approximate dimensions)

Double glazed Main Entrance door into

HALLWAY

Stairs to first floor accommodation and door to:

LIVING ROOM

18'1 x 17'6/12'4

Wood burning stove set in an inglenook style fireplace with former bread oven opening. Tiled hearth, coved ceiling, under stairs storage cupboard, alcove area within the room used as a study area, double radiator, double glazed window to front, integral lighting and door to:

KITCHEN DINING ROOM

18'4/11' x 12'8/7'4

Base and wall units, plumbing for dishwasher, 1½ bowl and single drainer sink unit with mixer taps over, 2 double glazed windows to rear, tiled floor, vaulted ceiling with two 'velux' windows, double radiator, integral lighting, LPG 5 ring hob with filter hood over, electric oven, tiled splashbacks and door to:

UTILITY & REAR HALL

6'8 x 4'10max

Tiled floor, plumbing for washing machine, 'Worcester' LPG central heating boiler and rear entrance door.

FIRST FLOOR ACCOMMODATION

MAIN LANDING

Entrance to loft area above and doors to:

BEDROOM ONE

11'8 x 10'5/8'7

Double glazed window to front, part exposed A frame and double radiator.

BEDROOM TWO

11'6 x 6'1

Part exposed A frame, double radiator and two 'Velux' windows to rear.

BATHROOM**8'4 x 6'5**

Shelved linen area, panelled bath with mixer taps and shower head over, tiled splashbacks and tiled floor, double glazed window to front, low level flush WC, pedestal wash hand basin, 'Velux' window to front, chrome effect ladder style heated towel rail and extractor fan.

EXTERNALLY

To the rear of the property is an enclosed rear garden with gated rear access, paved patio area and artificial lawn. Small storage shed.

TENURE

We are advised that the property is Freehold.

SERVICES

We are advised that Mains Water, Drainage and Electricity is connected to the property with an LPG-fired central heating system

VIEWING

Strictly by appointment with Ystadau Hiwse *Estates*. 01970 294 139

What3Words:

///chromatic.spells.fairly

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract)

MONEY LAUNDERING

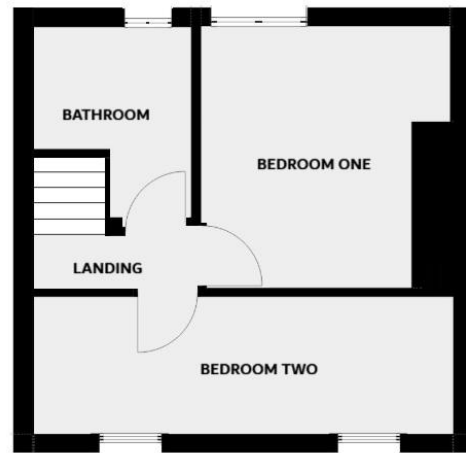
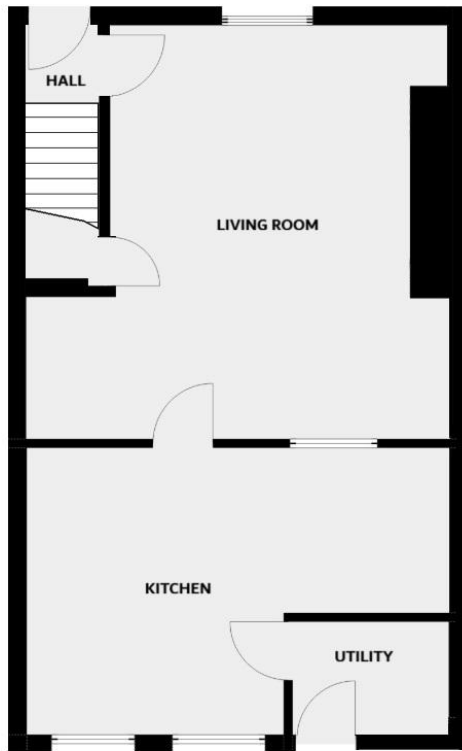
Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

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.

FLOORPLAN



PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

EPC

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

Ty Clyd
Llanfarian
ABERYSTWYTH
SY23 4BS

Energy rating
E

Valid until
3 September 2035

Certificate number
3635-5221-9500-0357-4206













