



**14 PADARN CRESCENT
ABERYSTWYTH
SY23 3QW**



- **WELL-PRESENTED DETACHED DORMER-STYLE RESIDENCE IN A HIGHLY DESIRABLE NEAR-TOWN LOCATION WITH OPEN FRONT ASPECT AND VIEWS TOWARDS PENDINAS**
- **FLEXIBLE ACCOMMODATION WITH THREE BEDROOMS, INCLUDING A MAIN EN-SUITE, PLUS A GROUND FLOOR BEDROOM AND BATHROOM FOR LEVEL ACCESS OR MULTI-GENERATIONAL LIVING**
- **TWO RECEPTION ROOMS OFFERING COMFORTABLE AND VERSATILE LIVING AND ENTERTAINING SPACE**
- **ATTRACTIVE GARDENS WITH TIMBER-DECKED SITTING AREA, GLASS BALUSTRADE, LARGE LAWN, PAVED TERRACE AND ESTABLISHED VEGETABLE GARDEN**
- **GARAGE, AMPLE OFF-ROAD PARKING AND WORKSHOP/UTILITY STORE, ALL WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND KEY LOCAL AMENITIES**

Impressive Detached Dormer Residence in a Prime Near-Town Location

A rare opportunity to acquire this very well presented detached dormer-style residence, occupying a highly desirable near-town position with an open aspect to the front and attractive views towards Pendinas.

The property offers flexible and well-planned accommodation, providing three bedrooms, including a main bedroom with en-suite facilities, along with the added benefit of a ground floor bedroom and bathroom, ideal for multi-generational living or those seeking level access. Two reception rooms provide comfortable and versatile living space, suitable for both everyday use and entertaining.

Further features include double glazed windows and gas-fired central heating throughout. To the front, a timber-decked sitting area with glass balustrade creates an excellent outdoor space for relaxing and enjoying the well-maintained adjoining gardens. These include a large lawn, paved terrace and an established vegetable garden, reflecting the care and attention given to the grounds.

The property is complemented by a garage, ample private off-road parking, and a useful workshop/utility store. The property is situated within a popular and much sought-after residential area, within easy walking distance of the town centre via a pleasant tree-lined avenue. The location is also particularly convenient for the National Library of Wales, Aberystwyth University, local and national government offices, and Bronglais General Hospital.

Aberystwyth is a vibrant and historic university and market town, set on the stunning Cardigan Bay coastline. The town is renowned for its picturesque promenade, which runs alongside the sweeping bay and offers panoramic sea views, colourful Victorian architecture and easy access to beaches, cafes and leisure amenities. The promenade is a focal point of the town, enjoyed year-round by residents and visitors alike.

Rich in heritage, Aberystwyth is home to one of Wales' foremost universities, contributing to a lively cultural atmosphere with theatres, galleries and festivals. The town also benefits from a mainline railway station, providing convenient connections to North and East Wales, Shrewsbury, the Midlands and onward national links. Combining coastal beauty, historic charm and excellent transport connections, Aberystwyth remains one of Mid Wales' most desirable places to live.

PRICE: OFFERS INVITED IN THE REGION OF £350,000

ACCOMMODATION – of approximate dimensions:

Double glazed main entrance door with double glazed side panels into:

Hallway timber effect flooring, stairs elevating to the first floor accommodation, useful open and stairs area, under stairs storage cupboard, coved ceiling and doors leading off to:

LIVING ROOM

19'5 x 11'11

Double glazed picture window to front with open outlook, double glazed window to side, parquet style flooring, 'Esse' gas fired wood the burner effect stove set on a slate hearth, radiator and door leading through to:

DINING ROOM

15'4 x 10'

Double glazed window to rear, double radiator, wall lighting and door leading through to:

KITCHEN**11'3 x 10'**

Base and wall units, integrated sink with work surface drainer and mixer tap over, 'Worcester' gas fired central heating boiler, plumbing for washing machine and dishwasher, appliance space, tall unit, range style cooker with 5-ring gas hob and electric oven beneath and 'Montpellier' extractor hood over, integral lighting, double glazed window to side and double glazed rear entrance door.

From the Main Hallway, doors lead off to:

BATHROOM**7'10 x 6'1**

Double glazed window to side, pedestal wash hand basin, low level flush WC, medicine cabinet, ladder style heated towel rail, tiled flooring, panelled bath with mixer tap and shower attachment.

BEDROOM THREE**10'10 x 8'3**

Timber effect flooring, double glazed window to side and radiator.

FIRST FLOOR ACCOMMODATION**MAIN LANDING**

'Velux' window to side, entrance to loft area above and doors off to:

BEDROOM ONE**15'/11'10 x 12'11/8'2**

Double glazed window to front with open outlook, fitted wardrobes, radiator, timber effect flooring, under eaves storage access and door leading through to:

EN SUITE**10'8 x 6'3**

Double glazed window to side, WC, His and hers wash hand basins, glazed and tiled shower cubicle with mains operated shower with 'rain' head, tiled floor, ladder style heated towel radiator and inset lighting.

BEDROOM TWO**13'6 min x 10'**

Timber effect floor, double glazed window to rear, radiator, fitted wardrobes and access to under eaves storage area.

Please note, the entrance door into the En-suite was originally from the Main Landing and could be reverted if so desired.

EXTERNALLY

A gated pathway from Llanbadarn Road elevates with a few steps, passing the lower vegetable garden, to a paved terrace to the front to the main dwelling, allowing access to main entrance door.

Mainly lawned front garden with established borders, raised decked area with small greenhouse and further timber deck sitting area with glass balustrades, enjoying the open outlook.

To one side of the property is a gated pathway and to the further side is a paved patio area with further decked area, timber garden shed and cold water tap.

To the rear of the property is a covered area over the rear entrance door providing a useful outside and covered utility/ storage area with tiled floor and leading to:

WORKSHOP/UTILITY	7'9 x 7'4 Tiled floor, wall shelving, double glazed window to front and power and lighting connected. From the rear of the property, steps elevate to a large timber decked sitting area and ample private car parking area.
DETACHED GARAGE	16'2 x 8'2 Up and over door to front and double glazed window to rear.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water, Drainage and is connected to the property. Gas-fired central heating.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///clearing.badminton.collects
COUNCIL TAX	We are advised that the property is Council Tax Band E
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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		
14 Padarn Crescent Llanbadarn Fawr ABERYSTWYTH SY23 3QW		Energy rating D	
Valid until 7 February 2036		Certificate number 0370-2838-1420-2406-1375	

























