



**2 PRIMROSE HILL
LLANBADARN FAWR
CEREDIGION
SY23 3SF**



- **TWO-BEDROOM COTTAGE: COMFORTABLE LIVING WITH A VERSATILE ACCESSIBLE LOFT AREA.**
- **MODERN LIVING: FITTED KITCHEN, CONTEMPORARY SHOWER ROOM, AND TWO INVITING RECEPTION ROOMS.**
- **PEACEFUL GARDENS: GENEROUS REAR SPACE WITH VIEWS OF LLANBADARN CHURCH.**
- **VILLAGE LIFESTYLE: CLOSE TO PUBS, SHOPS, AND LOCAL AMENITIES.**
- **EASY ABERYSTWYTH ACCESS: JUST OVER A MILE FROM THE TOWN WITH EXCELLENT SHOPPING, DINING, AND RAIL LINKS.**

CHARMING TWO-BEDROOM TERRACED COTTAGE WITH ACCESSIBLE STORAGE LOFT ROOM IN LLANBADARN FAWR

Nestled in the historic and picturesque village of Llanbadarn Fawr, just over a mile from Aberystwyth, this delightful two-bedroom terraced cottage, with a C Rated EPC offers a perfect blend of character, comfort, and convenience.

The property features two welcoming reception rooms, a modern fitted kitchen, and a stylish contemporary shower room, all complemented by gas central heating throughout. A versatile loft room adds extra space.

Outside, generous rear gardens provide a peaceful retreat, boasting lovely views of the iconic Llanbadarn Church—an idyllic setting to relax or entertain.

Situated in the heart of the village, the cottage is just a short stroll from local amenities including two traditional pubs, a hairdresser, and a well-stocked filling station shop. The area is renowned for its scenic surroundings and strong sense of community, offering the charm of village life with everything you need on your doorstep.

Just a short drive away, Aberystwyth offers a wealth of facilities including Aberystwyth University, the National Library of Wales, Bronglais Hospital, and a variety of local and national offices. The town also provides excellent shopping, dining, and employment opportunities. With Aberystwyth Railway Station close by, connections to North Wales, Shrewsbury, the Midlands, and beyond are straightforward and convenient.

This cottage presents a unique opportunity to enjoy village living while remaining close to the cultural, educational, and commercial heart of Aberystwyth.

PRICE: OFFERS INVITED IN THE REGION OF £199,950

ACCOMMODATION – of approximate dimensions:

Modern Composite Main Entrance door into:

RECEPTION HALLWAY **5'6 x 3'**

With door to:

MAIN HALLWAY

Shelved alcove, stairs to the first floor accommodation and doors leading off to:

LIVING ROOM

10'2 x 9'1

Secondary glazed window to front, radiator, shelved alcove and concealed gas meter.

SITTING ROOM

11'5 x 10'11

Radiator, under stairs storage cupboard housing the electricity boxes, original former fireplace, double glazed rear entrance door and door leading through to:

KITCHEN

9'3 x 5'7

Base and wall units, single bowl and drainer sink unit with mixer taps over, electric cooker point, part tiled walls, appliance spaces, plumbing for washing machine and dishwasher, tiled floor, double glazed window to side and double glazed part glass panelled side entrance door. 'Worcester' gas fired central heating boiler.

FIRST FLOOR ACCOMMODATION

MAIN LANDING	Stairs elevating to the accessible storage loft above, radiator and doors leading off to:
BEDROOM ONE	14' x 9'1 Double glazed window to front.
BEDROOM TWO	9' x 9'1/8/1 Double glazed window to rear, radiator and original cast fireplace.
SHOWER ROOM	8'7 x 5'6 Timber effect flooring, ladder style chrome effect radiator, vanity wash hand basin, illuminated vanity mirror, double glazed window to rear, low level flush WC, large, glazed shower cubicle with mains fed shower.

As previously stated, a fixed staircase elevates from the Main Landing to:

ACCESSIBLE/ STORAGE LOFT	13'2 max x 9'7 min Two 'Velux' windows to rear and power points
EXTERNALLY	To the rear of the property is an adjoining former outside WC now used for storage purposes. A mainly lawned and deep rear garden enclosed by mature hedging with apple and pear tree and garden utility area to the foot of the garden. Please note there is a right of way in favour of the adjoining properties to crossover part of the garden on foot, which we are advised is rarely used. There is also a right of way in favour of this property to pass over the adjoining property.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water, Drainage and Gas is connected to the property. Gas-fired central heating.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///willpower.decisions.sparks
COUNCIL TAX	We are advised that the property is Council Tax Band C
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















