



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



- **ATTRACTIVE TWO-BEDROOM HOME WITH TWO RECEPTION ROOMS**
- **GENEROUS REAR GARDENS OFFERING EXCELLENT OUTDOOR SPACE**
- **DESIRABLE POSITION OVERLOOKING THE VILLAGE SQUARE**
- **CONVENIENTLY LOCATED FOR ABERYSTWYTH AND CARDIGAN BAY**
- **IDEAL FOR FIRST-TIME BUYERS, COUPLES AND SMALL FAMILIES**
- **UNRESTRICTED PARKING AVAILABLE OUTSIDE THE PROPERTY & OPPOSITE**

## **Well-Presented Two-Bedroom End-Terrace Home in Historic Llanbadarn Fawr**

A well-presented and deceptively spacious two-bedroom end-of-terrace house, enjoying a particularly convenient position within the historic and highly regarded village of Llanbadarn Fawr, just a short distance from Aberystwyth. A charming date stone set into the front of the terrace proudly dates the property to 1858, adding an appealing sense of history and character to this attractive home.

Offering comfortable and versatile accommodation comprising two reception rooms, together with private rear gardens incorporating both a patio and lawned areas, this appealing property would make an excellent home for a couple, small family or those seeking a property within easy reach of the coast and the many amenities of Aberystwyth.

The accommodation is complemented by double-glazed windows and doors, while the property's end-of-terrace position provides a pleasant sense of space. Unrestricted parking available either outside the property or opposite. To the rear are generous gardens, offering an attractive combination of paved patio and lawned areas, providing excellent scope for gardening, outdoor dining or simply enjoying the peaceful surroundings.

The property occupies an enviable position within the historic village of Llanbadarn Fawr, centred around its attractive village square. Llanbadarn Fawr is a popular residential community situated immediately to the east of Aberystwyth and is particularly well placed for those wishing to enjoy the character and community atmosphere of village life while remaining within easy reach of the town.

The village and its immediate surroundings provide a useful range of everyday facilities, with general store, two public houses, hairdressers, community facilities and places of worship, together with nearby leisure and recreational amenities. The village also benefits from its excellent road connections, with Aberystwyth town centre readily accessible for a considerably wider range of shopping, educational, employment and leisure facilities. For shopping, the nearby Parc y Llyn and Ystwyth retail areas provide a variety of well-known national retailers, supermarkets and other services.

Just a short distance away, approximately 1 mile, the university and coastal town of Aberystwyth provides an exceptional range of facilities and amenities and is one of the most desirable locations in Mid Wales. The town combines a vibrant atmosphere with an outstanding coastal setting, historic architecture and a wealth of cultural, educational and recreational attractions.

Aberystwyth is home to the prestigious Aberystwyth University and the National Library of Wales, one of the country's most important cultural institutions. The town is also home to Bronglais General Hospital, the principal acute hospital serving a wide area of Mid Wales, together with a broad range of professional services and employment opportunities. The town provides an excellent choice of both independent and national retailers, with its traditional town centre offering a variety of shops, cafés, restaurants and services, complemented by modern retail parks and supermarkets. Amongst the established retail provision are Tesco, Marks and Spencer, Lidl and a range of national retailers at the Ystwyth and Rheidol retail areas.

Perhaps one of Aberystwyth's greatest attractions is its magnificent Victorian seafront, where the celebrated promenade stretches along the beautiful Cardigan Bay coastline. The seafront encompasses the historic pier, beaches, Marine Terrace and the attractive harbour and marina, providing a wonderful setting for leisurely walks beside the sea.

Excellent transport links further enhance the town's appeal. Aberystwyth Railway Station, situated close to the town centre, provides regular rail services and connections towards Machynlleth, with onward links to Shrewsbury, Birmingham and the wider rail network. The railway and bus stations are conveniently located together.

This attractive home combines comfortable two-bedroom accommodation, two reception rooms and generous rear gardens with an enviable village setting. Its position on the village square in historic Llanbadarn Fawr offers the best of both worlds: the character and community atmosphere of a traditional

village, together with the exceptional range of facilities, employment opportunities, shopping, education, healthcare, transport and coastal attractions available in nearby Aberystwyth.

An appealing property in a highly convenient location which should be of particular interest to first-time buyers, couples, small families and those seeking a home within easy reach of Aberystwyth and the Cardigan Bay coast.

**PRICE:** **Offers invited in the region of £240,000**

**ACCOMMODATION** - (of approximate dimensions)

Double glazed part glass panelled main entrance stored in into:

**HALLWAY** Night storage heater, stairs to the first floor accommodation, understairs storage cupboard, double glazed part glass panelled rear entrance door and doors to:

**CLOAKROOM** **5'1 x 3'8**  
Double glazed window to rear, WC, wash hand basin.

**LIVING ROOM** **14'4 x 11'3**  
Double glazed window to front, original alcove cupboards one housing the electric Smart Meter, ornamental modern fireplace, night storage heater and door through to:

**DINING ROOM** **12' x 8'11**  
Double glazed window to rear, night storage heater, door returning to the Main Hallway, alcove cupboards and door to:

**KITCHEN** **11'1 x 7'7**  
Night storage heater, tiled floor, double glazed part glass panelled side entrance door, double glazed window to side, base and wall units, electric cooker point and single bowl and drainer sink unit with mixer taps over.

**FIRST FLOOR ACCOMMODATION**

**MAIN LANDING** Double glazed window to rear and doors to:

**BEDROOM ONE** **13'2 max x 11'2 max**  
Double glazed window to front, night storage heater and built-in wardrobe

**BEDROOM TWO** **9'11 x 7'3**  
Double glazed window to front and night storage heater.

**BATHROOM** **13'5 max x 6'10 max**  
Double glazed window to rear, ladder style towel radiator, low-level flush WC, pedestal wash hand basin, panelled bath with 'Triton' shower and glazed shower screen over, shelved airing cupboard with a factory lagged tank.

**EXTERNALLY** To the front of the property is an established privet hedge, together with access to the main entrance door. To the rear is a useful yard area, with a pathway leading through to the mainly lawned rear garden, with an adjoining paved patio area. Gated side access.

Please note that a pedestrian right of way exists in favour of the adjoining property, allowing access on foot across the rear pathway.

**TIMBER GARDEN SHED 11'8 x 7'8****STORAGE SHED 4'9 x 3'8****ADJOINING  
TOOL SHED 4'8 x 3'****TENURE** We are advised that the property is Freehold.**SERVICES** We are advised that Mains Electricity, Water and Drainage are connected to the property.**VIEWING** Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139**What3Words:** **///deed.plodding.busy****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.

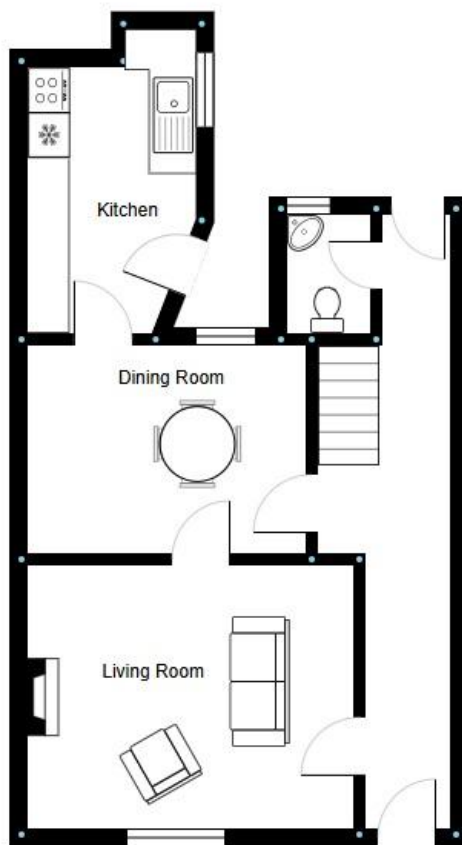
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have 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**

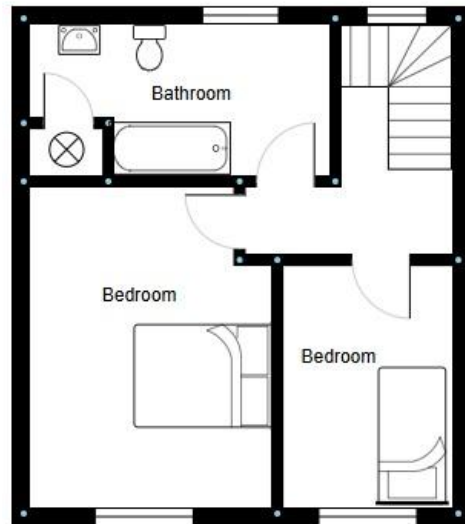
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

|                                                                |                                                       |                           |
|----------------------------------------------------------------|-------------------------------------------------------|---------------------------|
| 3 Prospect Place<br>Llanbadarn Fawr<br>ABERYSTWYTH<br>SY23 3SQ |                                                       | Energy rating<br><b>E</b> |
| Valid until<br><b>14 August 2036</b>                           | Certificate number<br><b>0310-2715-0680-2596-8505</b> |                           |

## FLOORPLAN



Ground Floor



First Floor

All measurements are approximate and for display purposes only. Not to Scale

