



**21 PADARN CRESCENT
LLANBADARN FAWR
ABERYSTWYTH
CEREDIGION
SY23 3QW**



- **VERY WELL PRESENTED DETACHED TWO DOUBLE BEDROOM BUNGALOW**
- **TWO RECEPTION ROOMS WITH VIEWS TOWARDS PENDINAS AND ABERYSTWYTH**
- **LOW-MAINTENANCE GROUNDS, DRIVEWAY PARKING AND DETACHED GARAGE**
- **CONVENIENT NEAR-TOWN LOCATION WITHIN WALKING DISTANCE OF AMENITIES**
- **RARE SINGLE-STOREY FREEHOLD OPPORTUNITY IN A SOUGHT-AFTER SETTING**
- **NO ONWARD CHAIN**

Rare Opportunity – Beautifully Presented Detached Bungalow with Open Views

Enjoy the rare chance to purchase a single-storey freehold home in this highly sought-after location. This well-presented detached bungalow offers comfortable two-double-bedroom accommodation, two reception rooms, a driveway with parking and a detached garage, all set in low-maintenance grounds. To the front, open views stretch towards Pendinas and Aberystwyth town – a daily reminder of the stunning mid-Wales landscape on your doorstep. The property is being offered ‘Chain Free’

Situated in the historic and welcoming village of Llanbadarn Fawr, the property combines peaceful residential living with outstanding convenience. Centred around its impressive medieval church, the village offers local pubs, scenic walks and easy access to bus routes, schools and everyday services. It is within comfortable walking distance of both the village amenities and Aberystwyth town centre.

Aberystwyth itself is the vibrant cultural and administrative heart of mid Wales. Home to the university, the National Library of Wales and a lively seafront promenade, the town provides an excellent mix of shops, cafés, restaurants, leisure facilities and strong public transport links, all framed by beautiful beaches and countryside.

This is a rare opportunity to secure a low-maintenance, single-storey home so close to everything Aberystwyth and Llanbadarn Fawr have to offer. Early viewing is strongly recommended.

PRICE **Offers in the region of £289,995 will be considered (subject to contract)**

ACCOMMODATION – of approximate dimensions:

Main Entrance door with double glazed side panel into:

HALLWAY	Entrance to the loft area above with drop down ladder, coved and textured ceiling, shelved cloak cupboard, airing cupboard and doors leading off to:
LIVING ROOM	20’11 x 11’5 Double glazed picture window to front with views of Pendinas and towards Aberystwyth, double glazed window to side, night storage heater and door through to:
DINING ROOM	11’4 x 10’9 Double glazed window to front with views as before, night storage heater, timber effect floor and sliding door through to:
KITCHEN	9’9 x 7’10 Base and wall units, tall larder cupboard, plumbing for washing machine, 1½ bowl and single drainer sink unit with mixer taps over, double glazed side entrance door and double glazed window to side, electric cooker point with stainless steel effect filter hood over, tiled splashbacks, coved ceiling, integral lighting and door returning to the Hallway.
BATHROOM	7’10 x 5’2 Pedestal wash hand basin, panelled bath with ‘Triton’ shower over, double glazed window to side, low level flush WC, part tiled walls, wall mounted ‘Dimplex’ heater and heated towel rail.
BEDROOM ONE	11’9 x 11’1 Double glazed window to rear and coved ceiling.
BEDROOM TWO	12’6/ 11’9 x 11’5 Double glazed window to rear, night storage heater and coved ceiling.

EXTERNALLY	The property is situated on a low maintenance plot and comprises of a car parking driveway and surrounding pathways with low maintenance front garden.
DETACHED GARAGE	19'7 x 9'9 Up and over door to front, power and lighting connected, window to rear and side entrance door.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water and Drainage is connected to the property.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
COUNCIL TAX	We are advised that the property is currently Council Tax Band E
What3Words:	///streaks.woodstove.angry
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.
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EPC			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

21, Padarn Crescent
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Energy rating
D

Valid until
1 July 2030

Certificate number
8100-7626-7800-9075-9222

FLOORPLAN



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















