



**32 CAE'R WYLAN
LLANBADARN FAWR
ABERYSTWYTH
CEREDIGION
SY23 3GY**



- **MODERN THREE-BEDROOM SEMI-DETACHED HOUSE**
- **VERY WELL-PRESENTED THROUGHOUT**
- **CONVENIENT LOCATION TO THE UNIVERSITY & ABERYSTWYTH**
- **LARGE TARMAC DRIVEWAY & FRONT AND REAR GARDENS**
- **SUBJECT TO THE CEREDIGION AFFORDABLE HOME SCHEME**

ATTRACTIVE THREE-BEDROOM SEMI-DETACHED HOME IN A SOUGHT-AFTER RESIDENTIAL DEVELOPMENT

This well-presented three-bedroom semi-detached house offers comfortable and practical accommodation, ideally situated within a popular residential development between the established communities of Waunfawr and the historic village of Llanbadarn Fawr.

The property benefits from double glazing and full gas-fired central heating, together with adjoining front and rear gardens and a particularly useful large tarmac driveway providing ample off-road parking.

The location is a key feature, being within approximately two miles of Aberystwyth town centre and conveniently positioned for Aberystwyth University and Penglais Secondary School. Both Waunfawr and Llanbadarn Fawr are within close proximity and provide a range of everyday amenities, while Aberystwyth itself offers an extensive choice of shops, supermarkets, cafés, restaurants, services and employment opportunities.

With its attractive location, three-bedroom accommodation, gardens and generous private parking, this property represents an excellent opportunity for an eligible purchaser seeking a home within easy reach of Aberystwyth and its surrounding amenities.

CEREDIGION AFFORDABLE HOME SCHEME – SECTION 106

Please note that the property is subject to the Ceredigion Affordable Home Scheme – Section 106 and can only be purchased by a purchaser who meets the eligibility criteria for the scheme.

Prospective purchasers are advised to contact Ceredigion County Council on 01545 570881 to establish whether they qualify before arranging a viewing or proceeding with an offer.

PRICE **Offers in the region of £199,500 will be considered (subject to contract)**

ACCOMMODATION – of approximate dimensions:

Double glazed part glass panelled main entrance door into:

HALLWAY Radiator, stairs to the first floor accommodation and door to:

LIVING ROOM **14' x 13'3**
Double glazed window to front, double radiator, under stairs storage cupboard and glass panelled door leading through to:

KITCHEN **12'8 x 10'10**
Double glazed window to rear, base and wall units, appliance spaces, electric oven, 4 ring gas hob with stainless steel effect filter hood over, single bowl and drainer sink unit with mixer taps over, double radiator and door leading through to:

UTILITY ROOM **5'7 x 4'1**
Plumbing for washing machine with a work surface over, 'Worcester' gas fired central heating boiler, double glazed glass panelled side entrance door and door leading through to:

CLOAKROOM **4'9 x 4'2**
Chrome effect ladder-style heated towel radiator, low level flush WC, pedestal wash hand basin, tiled splashbacks and double glazed window to rear.

FIRST FLOOR ACCOMMODATION

MAIN LANDING Double glazed window to side, entrance to the loft area above, shelved linen cupboard and door to:

BATHROOM	6'8 x 6'1 A modern suite comprising of vanity unit incorporating a countertop wash hand basin, low level flush WC, P-shaped panelled bath with shower having both rain and spray heads and glazed shower screen over, double glazed window to rear, extractor fan and vertically mounted radiator.
BEDROOM ONE	14'3 max x 9'2 Double glazed window to front with distant sea views and radiator.
BEDROOM TWO	10'1 x 9'10 Double glazed window to rear and radiator.
BEDROOM THREE	8'4 max x 7'9 max L-Shaped Double glazed window to front again with distant sea views and radiator.
EXTERNALLY	To the front of the property is a long tarmac driveway providing parking for several vehicles. Adjoining lawned areas. A gated pathway leads along one side of the property to a mainly lawned and private rear garden with paved patio area.
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 with a Gas-fired central heating.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///plates.roving.upwardly
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	On Order













