



Bryn Hyfryd Cwmpadarn, Llanbadarn Fawr

Aberystwyth

Guide Price **£225,000**



Bryn Hyfryd Cwmpadarn

Llanbadarn Fawr, Aberystwyth

This double-fronted, two-bedroom detached cottage, over 100 years old, sits on approximately 0.7 acres of beautifully mixed gardens and woodland. With beautiful views over Aberystwyth.

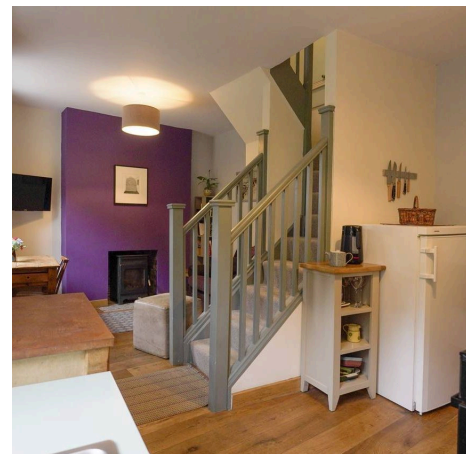
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Unique location
- Woodland Garden
- Close to Aberystwyth
- Close to University
- Privacy
- Private parking
- Views of Aberystwyth
- Views of mountains



Entrance Porch

Living Room/ Kitchen

19' 4" x 12' 0" (5.89m x 3.66m)

Front aspect 2x UPVC Double Glazed Windows, Sitting Room has wood burning stove, kitchen with single drainer stainless steel sink unit, a range of base level units, stairs to first floor landing.

First floor landing

Bedroom 1

13' 1" x 7' 10" (3.99m x 2.39m)

UPVC Double glazed windows, radiator

Bedroom 2

11' 3" x 6' 2" (3.43m x 1.88m)

UPVC Double glazed windows, radiator

Shower room

Shower cubicle, low level toilet, wash hand basin and UPVC double glazed window

Utility room

10' 10" x 5' 11" (3.30m x 1.80m)

Attached to the cottage and entered from the outside, plumbing and electric within





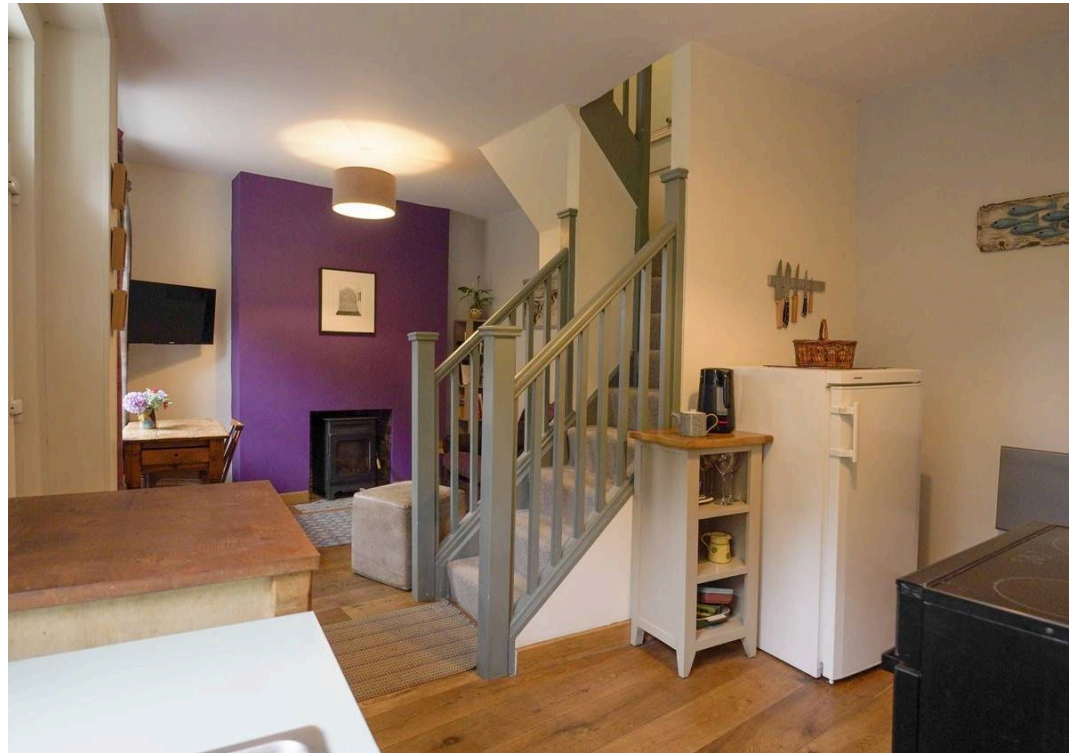
Garden

Approaching .75 acres with driveway parking for 2 cars, patio area with Sublime views, mix of glorious woodland and lawned areas on several areas with a top tier area and also a lower tier area too.

Driveway

2 Parking Spaces







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