



**13 Clos Ceitho, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3TZ**

Guide price £310,000



A very well presented 3 bedroomed semi detached modern property with front driveway and rear enclosed lawned garden.

Number 13 is conveniently located in a sought after residential area on the outskirts of Aberystwyth. The town having a good range of both local and national retailers. The property is within a short walking distance of a supermarket, garage and other retailers at Parc Y Llyn such as Next, B&M and Charlie's.

The property has been superbly maintained and is well worthy of inspection. 13 Clos Ceitho provides for the following accommodation:- Ground Floor - 2 reception rooms, kitchen diner and sunroom. First floor - 3 good sized bedrooms with one en suite, and main bathroom.

TENURE

Freehold.

SERVICES

All mains services connected.

VIEWING

Strictly by appointment with the selling agent; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

All room dimensions are approximate. All images have been taken with a wide angle lens camera.

COUNCIL TAX

Band E.

Front Entrance Door

Into

Reception Hallway

With stairs to first floor accommodation and door to

Living Room



With window to fore, radiator, under stairs storage area and double glazed doors to



Kitchen Dining Room



Comprising a modern fitted kitchen, integrated appliances, oven with gas hob over and stainless steel sink with mixer tap. Tiled splashbacks and flooring.

Windows to rear, french doors to rear sun room/utility. Doors to





Sunroom



Bedroom 1



Second Lounge/Study



With tiled flooring, radiator, windows to side & rear and french doors to external rear.

With window to fore, fitted wardrobes, radiator and door to en suite.

First Floor Accommodation

Landing with doors to

En Suite

With window to fore and radiator.



With wc, shower cubicle, wash hand basin, obscured window to rear and heated towel rail.



Bedroom 2



With window to fore, built in wardrobe and radiator.

Bedroom 3



With window to rear, built in wardrobe and radiator.

Bathroom



Comprising a panelled bath tub with waterfall

shower over, wc, wash hand basin set in vanity unit, heated towel rail and obscured window to rear.



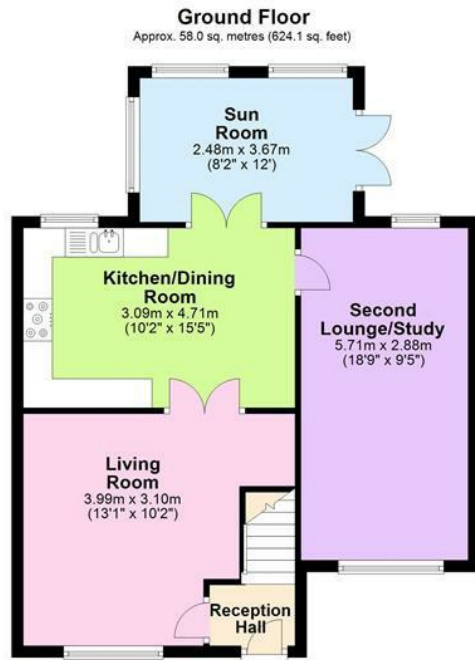
Externally



To the front of the property there is a lawned area and tarmacaded drive with side pedestrian access with gate to the rear.

To the rear, a spacious enclosed lawned garden with patio surrounding the property.

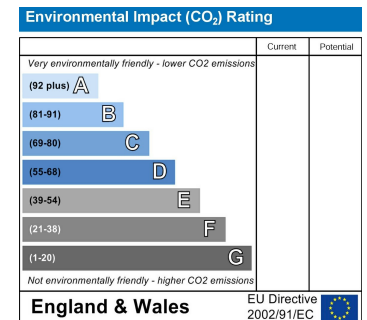
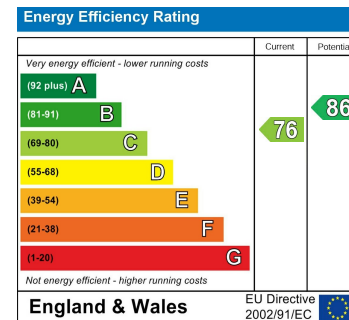
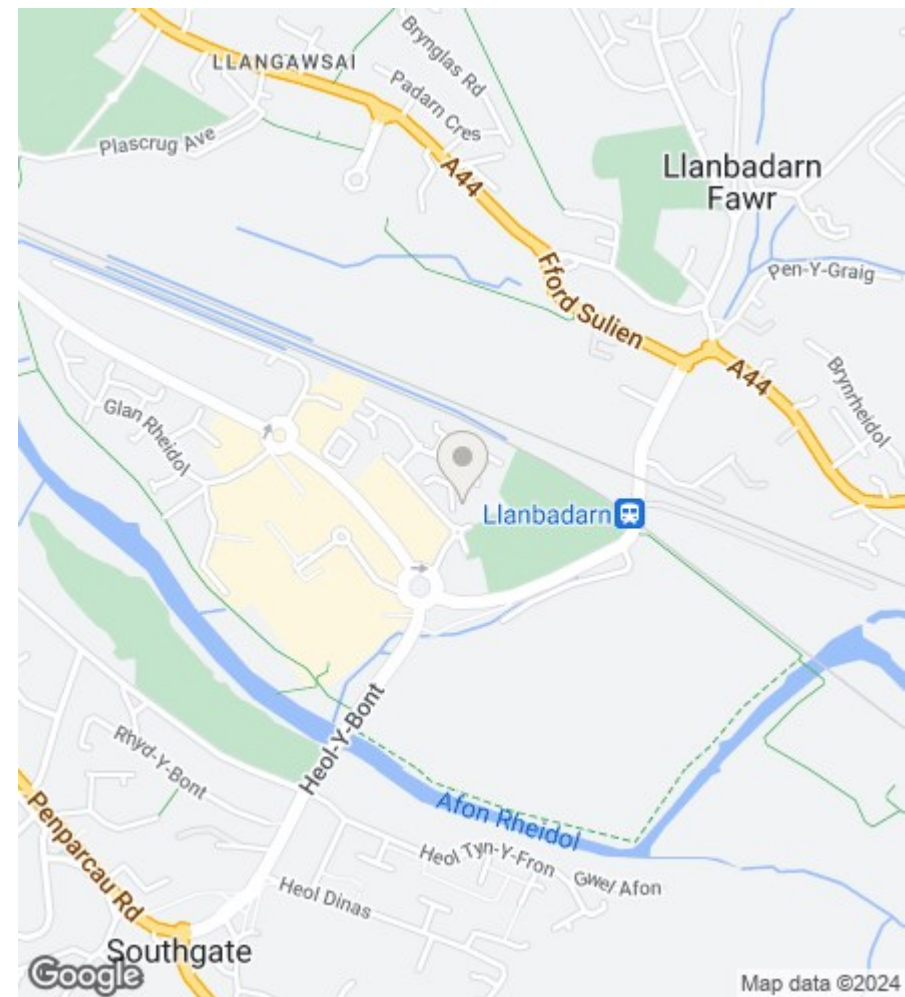




Total area: approx. 108.7 sq. metres (1169.9 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

13 Clos Ceitho, Llanbadarn Fawr, ABERYSTWYTH



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