



5 Cefn Esgair, Llanbadarn Fawr
Aberystwyth SY23 3JG
Guide price £349,000



A commodious and well looked after detached 5 bedroomed house with integral garage and stunning panoramic views to the fore .

Cefn Esgair is a quiet cul de sac estate of similar properties enjoying an elevated location with panoramic views over Llanbadarn and beyond. There is a regular bus service to Aberystwyth town centre which is but 2 miles travelling distance. Aberystwyth town centre has a good range of both local and national retailers and in addition the out of town department stores are also nearby at Parc y Llyn.

The property is also convenient to the town's major employers the University, National Library Of Wales and Bronglais Hospital, both Secondary Schools and Medical Centre.

The spacious 5 Bedroomed accommodation is highlighted on the attached floor plan (to follow). The existing integral garage is also suitable (subject to consent) for conversion to further living accommodation. The property also retains original features such as Parquet flooring in lounge, dining room and hallway (currently under carpet).

The grounds are well maintained with off road parking for 2 vehicles.

Tenure

Freehold

Viewing

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

Services

All main services are connected. Double Glazing and Gas Fired Central Heating. Fibre Broadband.

Council Tax

Band F

5 Cefn Esgair provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Ground Floor

Front entrance door to

Reception Hallway



Stairs to first floor accommodation, understairs cupboard and radiator.

Downstairs WC



With washbasin

Kitchen



1 ½ bowl sink unit. Range of base units with 4 ring hob and double electric oven. Worktops over. Appliance spaces. Eye level units with extractor fan. Serving hatch to Dining Room. Storage/Larder, spotlights, window to rear. Door to

Utility Room

8'9 x 8'9 (2.67m x 2.67m)



Plumbing for automatic washing machine. Base units with appliance spaces. Eye level units, radiator, door and window to rear, door to

Integral Garage

17'6 x 9 (5.33m x 2.74m)

Up and Over Garage Door. Gas meter. Suitable for conversion subject to obtaining the necessary consent.

Living Room

14'7 x 11'5 (4.45m x 3.48m)



Feature Fireplace, window to fore with superb views, radiator.

Dining Room

9'6 x 11'2 (2.90m x 3.40m)



Serving hatch from kitchen, radiator and window to rear.

First Floor Accommodation

Half Landing

Right Wing leading to

Bedroom 4

10'5 x 9'4 (3.18m x 2.84m)



Fitted cupboard with adjoining storage and shelving. Radiator and window to rear.

Bedroom 5/Office

11'5 x 9'4 (3.48m x 2.84m)



Pine panelled wall feature, radiator and window to fore with superb views.

Main Landing

Left Wing - With access to roof space. Airing cupboard housing the central heating boiler. Doors to

Bedroom 1

13 x 9 (3.96m x 2.74m)



Fitted wardrobes, radiator and window to fore.

Bedroom 2

12'9 x 10'5 (3.89m x 3.18m)



Radiator and window to rear.

Bedroom 3

8'8 x 10'5 (2.64m x 3.18m)



Radiator and window to rear.

Bathroom

8' x 5'6 (2.44m' x 1.68m)



WC, Pedestal Washbasin, bath with raindrop shower over and screen, radiator, part tiled. Pine panelling wall feature, obscured window to fore.

Externally



Vehicular hardstanding to fore. Lawned garden with shrubs and flower border. Paved area leading to front entrance door and pedestrian path leading to the rear garden. Productive rear vegetable garden terraced with patio area. Fruit trees, shrubs and border. Greenhouse and garden shed.



Directions

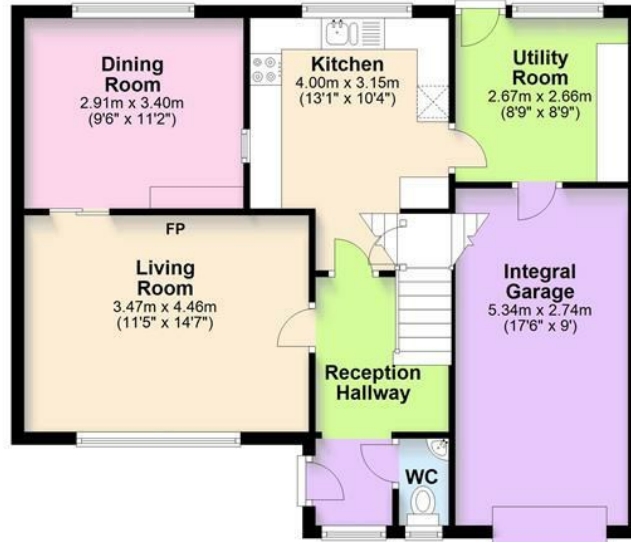
OS Grid Reference SN60401 81414



There are several alternate routes to the property. For the first inspection I suggest the following; Proceed inland on the A44 trunk road from the town centre to Llanbadarn. Take the first exit at the roundabout. Proceed up Primrose Hill for about $\frac{1}{4}$ of a mile towards the brow of the hill, turn left in to Cefnesgair and No5 is almost immediately on your right hand side.

Ground Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



First Floor

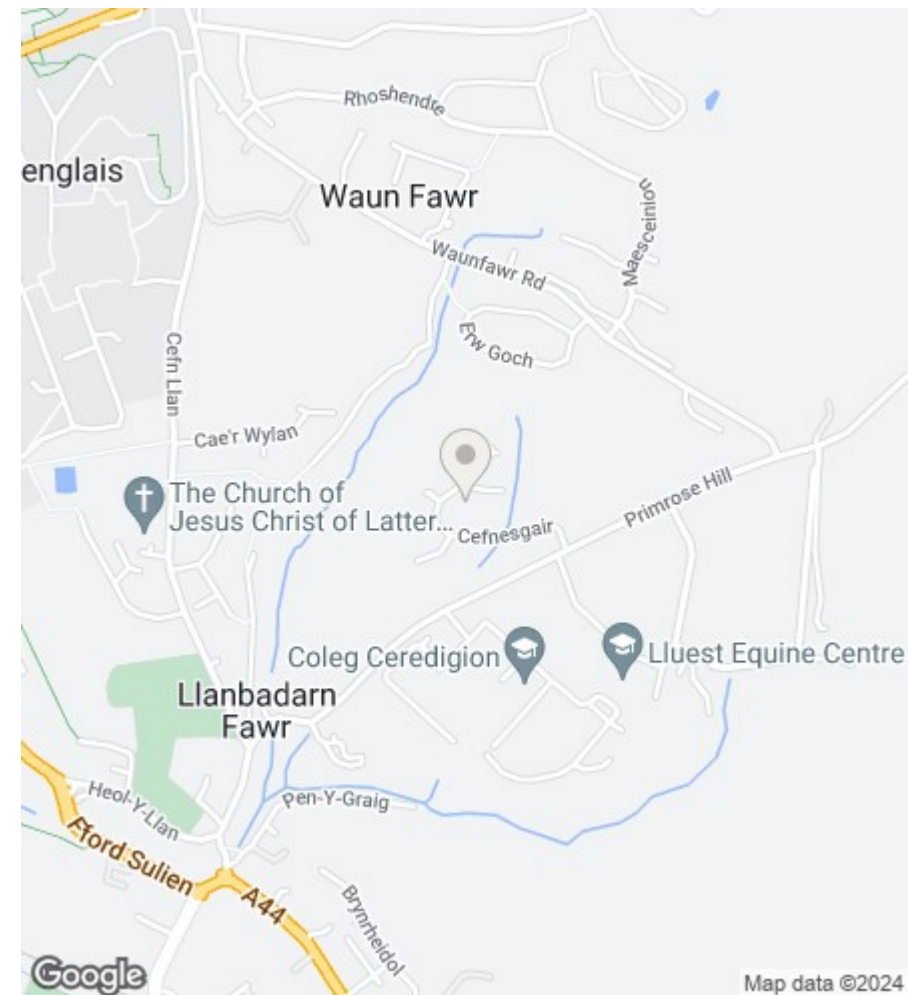
Approx. 61.6 sq. metres (663.0 sq. feet)



Total area: approx. 131.1 sq. metres (1411.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 84 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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