



**Troed Y Bryn Penygraig,**  
**Llanbadarn Fawr SY23 3SG**  
**Guide price £335,000**



A charming and characterful detached 3/4 bed roomed house in the heart of village with a private tranquil garden and parking.

We have the pleasure of offering Troed Y Bryn for sale, an absolute hidden gem in a sought after residential area in Llanbadarn Fawr.

The property has the benefit of being vacant and chain free, a superb opportunity for anyone looking for a commodious home on the outskirts of Aberystwyth.

Llanbadarn is convenient to local amenities and 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.

### Tenure

Freehold.

### Services

All mains services connected.

### Viewing

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

Troed Y Bryn provides for the following accommodation. All images have been taken with a wide angle lens digital camera.

### Council Tax Band

D

With steps leading down to

### Front Entrance Double Door

Into

### Open Plan Kitchen Dining Area



A bright and spacious kitchen dining room comprising of base level shaker style units with wooden worktop above, breakfast bar, range gas cooker, extractor fan hood, stainless steel sink with mixer tap and appliance spaces. Wall mounted central heating boiler, radiator, shelving and windows to fore & side. Door to



## Living Room



A large yet cosy living area with feature log burner and exposed original stone chimney, integrated shelving, exposed ceiling beam, radiators and windows/door to fore.



## From Kitchen Steps up to Inner Hallway



Door to external side and windows. Wooden stairs to first floor accommodation and door to

## Bedroom 4/Office



With window to side, panelled wall, radiator and exposed ceiling beam.

## First Floor Accommodation

### Landing



With open storage shelving and doors to

### Bedroom 3



With windows to fore & side and radiator.

### Bathroom



Comprising bath tub with shower and screen over, tiled splashback, heated towel rail, wc, wash hand

basin set in vanity unit and fitted mirror with lighting. Integrated appliance space into cupboard.



### Bedroom 2



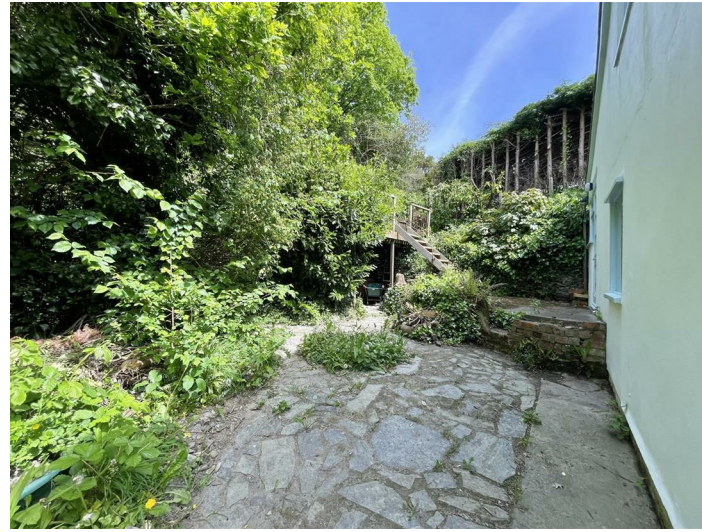
With original cast iron feature fireplace, radiator, window to fore, sky light and exposed wooden floorboards. Through to

### Bedroom 1



With window to fore, radiator and exposed wooden floorboards.

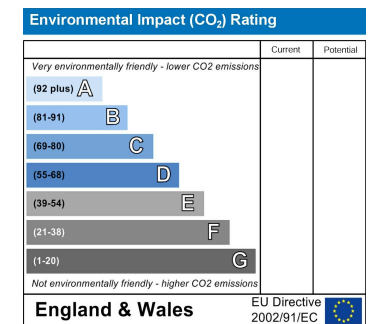
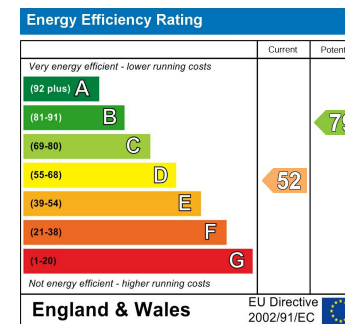
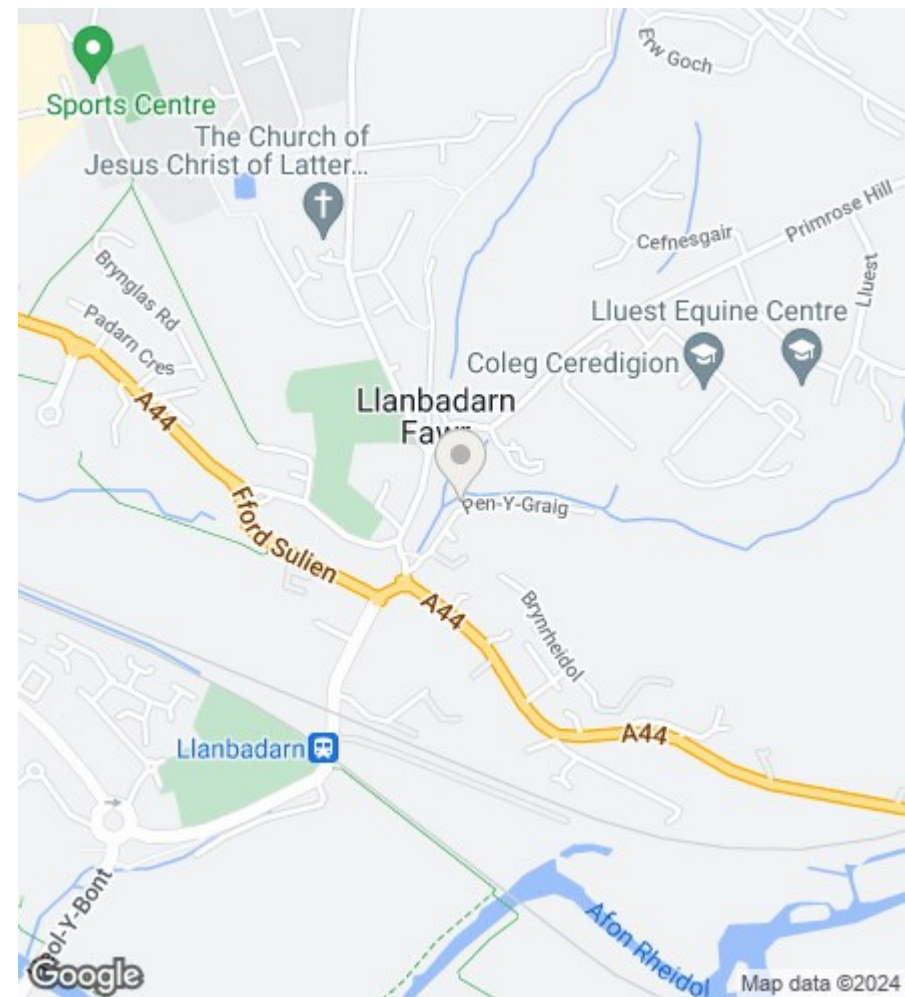
## Externally



The property is approached from the vehicular hardstanding down a wooden stairway to a beautiful enclosed mature garden with shrubs, bushes, lawned and patio areas as well as a top decked seating area. The perfect sun spot! There is a stream that passes by the property which enhances the relaxing vibes in this wonderful space.







16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: sales@aledellis.com