



**3 Padarn Terrace, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3RG**

Guide price £155,000



A 3 bedroomed terraced house convenient for access to major roads.

This investment property has a current House in Multiple Occupation Licence (HMO) for 3 persons, which expires in February 2026. The accommodation is laid out on three floors and although in need of some modernisation provides for commodious accommodation with 3 double bedrooms.

Local amenities at Llanbadarn include a Garage/General Stores and public houses. There is a bus service to Aberystwyth town centre which is within 2 miles travelling distance. 3 Padarn Terrace is also convenient to all Parc Y Llyn retail stores and also to the University, National Library of Wales and Bronglais Hospital.

The accommodation comprises of a Living Room and Bathroom on the ground floor, Kitchen and Bedroom on the lower ground floor and 2 further Bedrooms on the first floor. There is a pleasant level garden to the rear.

TENURE

Freehold.

COUNCIL TAX

Band C.

SERVICES

Mains electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the selling agents, Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, SY23 1NP 01970 626160 or sales@aledellis.

3 Padarn Terrace 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 door to

Porch

With glazed door to

Living Room

10'7 x 11'2 (3.23m x 3.40m)



With window to fore, electric storage heater, elevated meter and fire alarm control panel. Tiled fireplace with recess cupboard to side, stairs to the first floor accommodation. Stairs to Lower Ground Floor and door to;

Bathroom

11'3 x 10'9 (3.43m x 3.28m)



With WC, Bath, Shower Cubicle with Triton Shower, Pedestal Washbasin, Heated Towel Rail, Airing Cupboard, obscure window to rear.

Lower Ground Floor

Kitchen

10'6 x 11'1 (3.20m x 3.38m)



Bedroom 1

11'2 x 10'8 (3.40m x 3.25m)

Comprising single drainer sink unit with mixer tap. Base units with appliance space and built in electric cooker and 4 ring Hob over. Eye level units with extractor fan. Tiled splashbacks and cooker point. Plumbing for automatic washing machine. Brick fireplace with recess cupboard to side, electric heater and door to rear garden.



With window to fore, fitted cupboards, electric heater, further recess cupboards, washbasin.

First Floor

Bedroom 2

10'9 x 11'2 (3.28m x 3.40m)



With 2 windows to fore, electric heater.

Bedroom 3

12'1 x 10'6 (3.68m x 3.20m)



With 2 windows to rear, cupboard and electric heater.

Externally

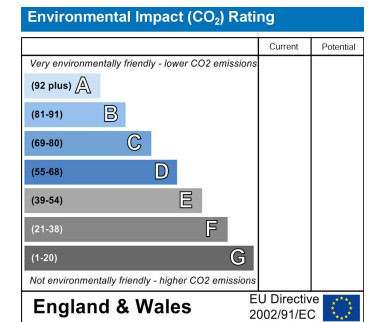
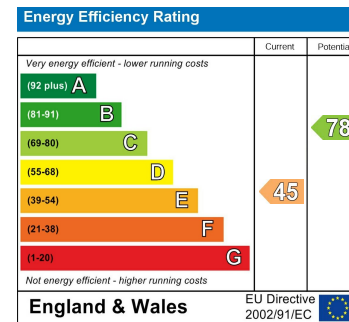
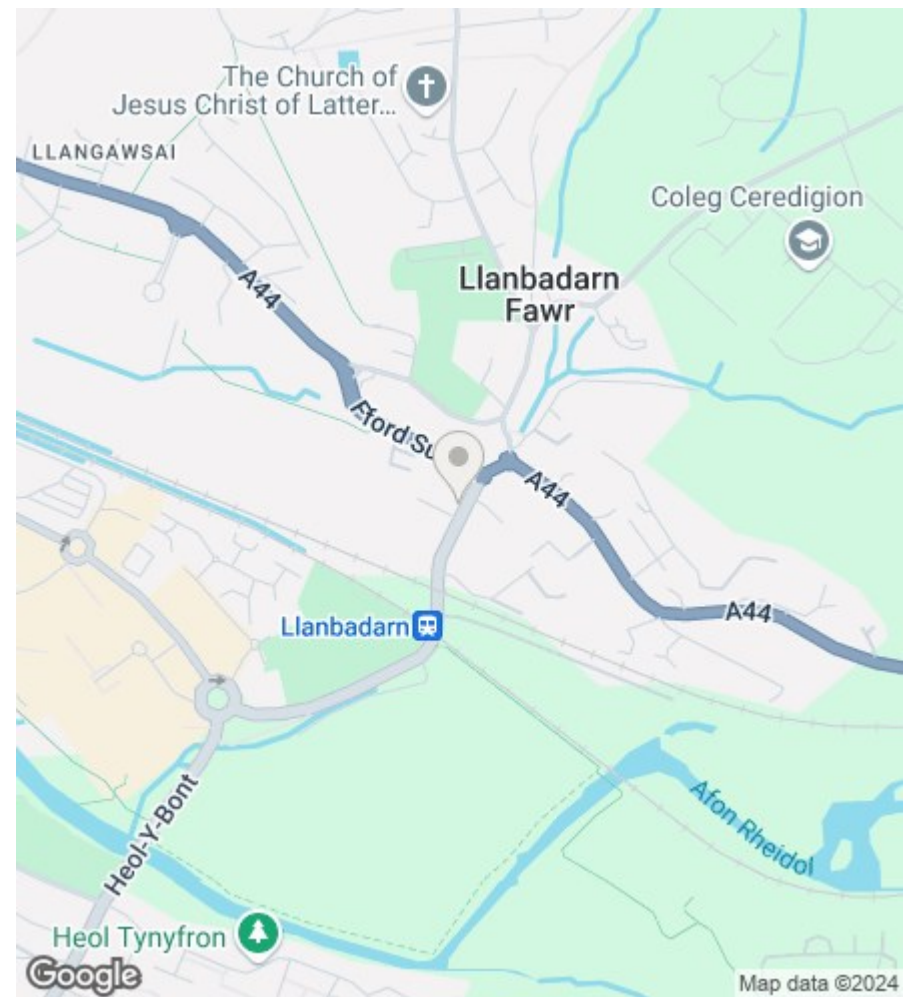


Level rear garden mainly laid to lawn with garden shed. Shared pedestrian right of way. There is designated resident's parking across the road (next to the council yard).

Directions

OS Grid Reference SN59920 80830

Proceed north to the bottom of Penglais Hill before turning right on to the A44 trunk road. At the Llanbadarn roundabout take the 2nd exit and Padarn Terrace is on your right hand side. The property is detailed by a For Sale Board.



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