



**Nantgleisiaid , Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3HJ**

Guide price £349,950



A pretty detached 3 Bedroomed property with original features together with double garage and garden.

The property is situated in a semi-rural location within 2 miles of Aberystwyth town centre. Nantyglesiaid is approached through the Glanrafon Industrial Estate, but is nestled on a quaint country road and is surrounded by beautiful countryside views. The property benefits from double glazing and is heated by an oil fired system.

The property is well presented throughout and well worthy of inspection, providing for 3 Bedroomed accommodation with part quarry tiled and exposed wooden floors with feature fireplaces and period doors. Externally in addition to the double garage there is ample off-road parking.

Llanbadarn provides for local amenities and all the facilities at Parcyllyn are nearby. Aberystwyth town centre is within 2 miles travelling distance as are all the major employers which include the University, Bronglais Hospital and the National Library of Wales.

TENURE

Freehold

SERVICES

Mains electricity and water, private drainage

COUNCIL TAX

Band E

VIEWING

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

Nantyglesiaid provides for the following accommodation. All dimensions are approximate.

GROUND FLOOR

Half glazed front entrance door to

RECEPTION HALLWAY

Stairs to first floor accommodation, tiled floor, radiator, door to

DINING ROOM

9'8 x 11'8 (2.95m x 3.56m)



Exposed wooden floor, Victorian fireplace with wooden mantle & surround housing a real flame effect LPG gas fire. Recess with shelving, radiator & window to fore.

LIVING ROOM

10'4 x 17'4 (3.15m x 5.28m)



Recess fireplace with LPG room heating range. Two radiators, window to fore and rear, tiled floor. Under stairs storage cupboard.

STUDY

11 x 4'5 (3.35m x 1.35m)

Quarry tiled floor, radiator and window to side

KITCHEN

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



1½ bowl sink unit with mixer tap. Base units with built in electric cooker and 4 ring hob. Worktops and tiled splashbacks and cooker point Eye level units with extractor fan. Worcester oil fired central heating boiler. Quarry tiled floor, radiator, window to side.

UTILITY ROOM

5'3 x 7'3 (1.60m x 2.21m)

Plumbing for automatic washing machine, quarry tiled floor and door to fore. Door to

DOWNSTAIRS WC

With wash handbasin, quarry tiled floor, extractor fan & Velux window.

FIRST FLOOR

LANDING

Radiator, access to roof space, airing cupboard, shelving. Doors to

BEDROOM 1

10'3 x 8'5 (3.12m x 2.57m)



Exposed wooden floor, radiator, feature fireplace and window to rear.

BATHROOM

8'5 x 5'7 (2.57m x 1.70m)



Victorian style bath with mixer tap & screen WC & wash handbasin. Exposed wooden floor, heated towel rail, fan heater, obscured window to rear. Part tiled.

BEDROOM 2

8'5 x 11 (2.57m x 3.35m)



Feature fireplace, radiator & window to fore.

BEDROOM 3

11'1 x 8'6 (3.38m x 2.59m)



Feature fireplace, radiator & window to fore.

EXTERNALLY

Tarmacadamed driveway to hardstanding and double garage

Decked area.

Enclosed lawned garden.

Rear garden with trees and shrubs.

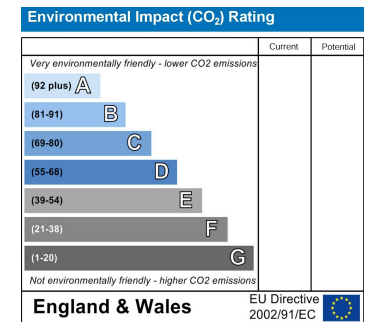
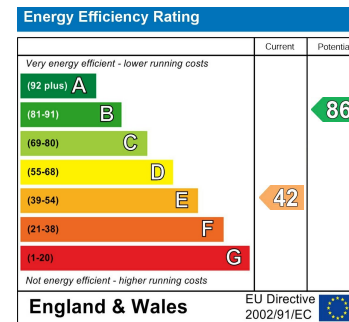
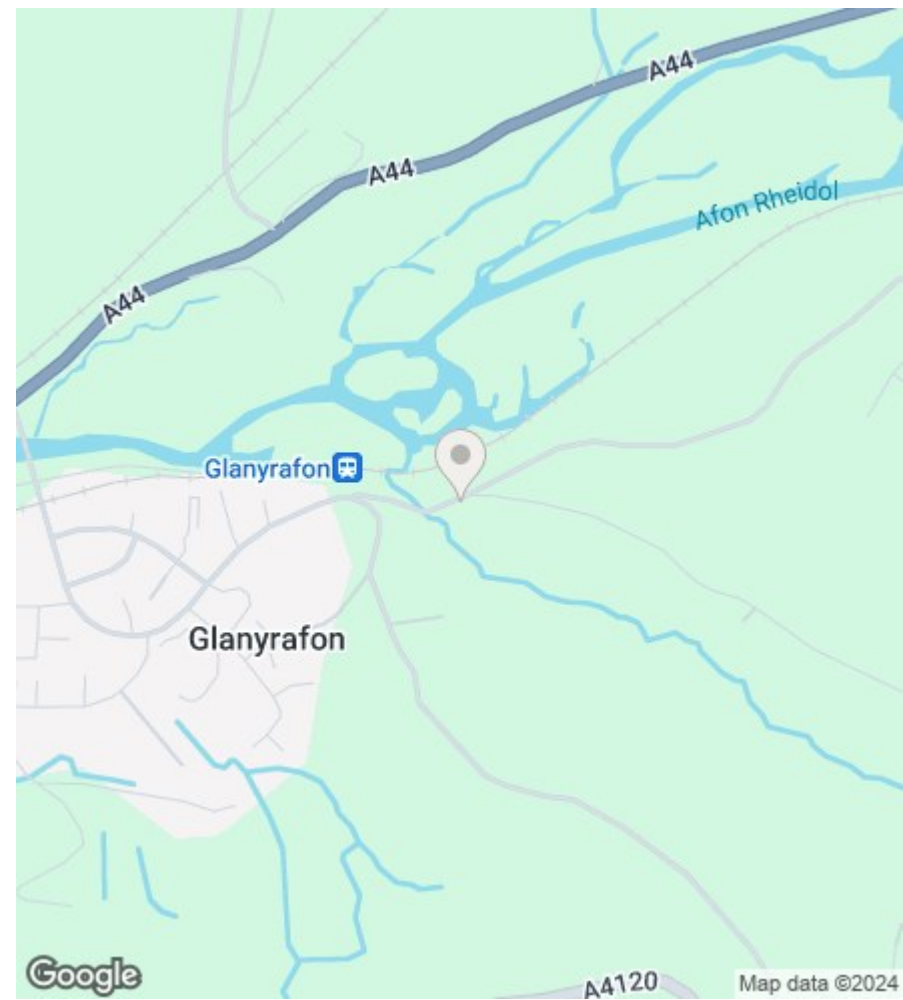
DIRECTIONS

OS Grid Reference SN61624 80421

From Aberystwyth take the A44 trunk road inland through Llanbadarn before turning right on to the Glanyrafon Industrial Estate. Drive through the estate ignoring all turnings before turning left on to the Capel Bangor Road. The property is on your right hand side just before the turning right to Capel Seion.

What 3 Words:- Provoking . asteroid . beaters





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