



**Alaw'r Nant Cwmpadarn, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3TU**

Guide price £365,000



For Sale By Private Treaty

Enjoying an elevated location on Cwmpadarn Lane with fine views over Llanbadarn and beyond, A detached 6 bedroomed house with large garden to rear known as:

ALAW'R NANT
CWMPADARN
LLANBADARN
ABERYSTWYTH
CEREDIGION
SY23 3TU

The property is approached over a narrow lane just off the juncture of the road leading up to Cefnllan. Alaw'r Nant is the last property along the lane and there are public footpaths leading up Waunfawr, towards the University and National Library of Wales which are nearby.

The location is private which prospective purchasers will appreciate during their inspection. The property has been developed by a well-respected local developer and provides for commodious and multipurpose family accommodation which is highlighted on the floorplan.

Alaw'r Nant benefits from gas fired central heating, double glazing and has a vehicular hard standing to the fore. There is a large garden to rear of the property and is shown with the boundaries highlighted in red on the attached plan.

Local amenities are available nearby at Llanbadarn and Waunfawr and Aberystwyth is within 2 miles or so travelling distance. The house is also convenient to the outer town retail stores at Parc y Llyn and to the University, National Library of Wales and Bronglais hospital which are major employers in the Aberystwyth Area.

TENURE

Freehold

SERVICES

All mains services are connected.

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

Alaw'r Nant provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR



FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with tiled floor, radiator, stairs to first floor accommodation and doors to

CONSERVATORY

6'6 x 9'5 (1.98m x 2.87m)



with tiled floor and fabulous views.

LIVING ROOM

17'9 x 11'2 (5.41m x 3.40m)



with an attractive stone fireplace with display shelving together with a gas fire set on a slate hearth. Windows to fore and side. Radiator.

DINING ROOM

12'6 x 14'1 (3.81m x 4.29m)



with real flame effect gas fire set on a slate hearth, exposed wooden floor, radiator and metre cupboard. Window to fore and rear. Access to

KITCHEN

8'1 x 10'8 (2.46m x 3.25m)



comprising single drainer stainless steel sink unit with mixer, base and eye level unit with appliance spaces, tiled splash backs, tongue and groove pine ceiling and cooker point. Plumbing for automatic washing machine and window to fore.

BEDROOM 1

9'3 x 9'6 (2.82m x 2.90m)

with window to rear and radiator.

BEDROOM 2

15'4 x 9'8 max (4.67m x 2.95m max)



with window to side and radiator.

BEDROOM 3

11'3 x 10'8 (3.43m x 3.25m)



with fitted bedroom furniture, window to fore and radiator.

BATHROOM

9'2 x 4'9 (2.79m x 1.45m)



comprising bath with Mira shower and screen. Pedestal wash hand basin and low level flush wc. Heater towel rail, obscured window to rear, Dimplex fan heater and fully tiled.

FIRST FLOOR ACCOMMODATION

LANDING

with doors to

AIRING CUPBOARD

housing the Ideal Gas fired central heating boiler, access to under eaves storage.

BEDROOM 4

17'9 x 9'4 (5.41m x 2.84m)



with part sloping head room, fitted wardrobe and window to side (fine views).

BEDROOM 5

11'7 x 10'5 (3.53m x 3.18m)



with part sloping head room, fitted wardrobe and window to side. Radiator.

SHOWER ROOM

7'1 x 5'8 (2.16m x 1.73m)



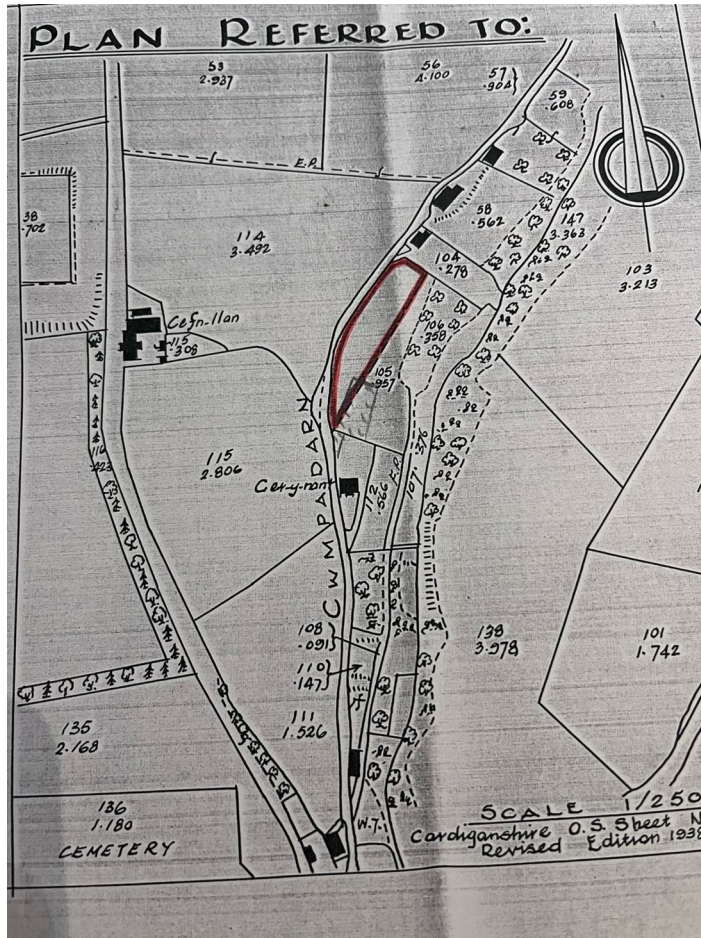
comprising shower cubicle, pedestal wash hand basin and wc. Laminated floor, tiled splash backs, tongue and groove pine ceiling and wall mounted fan heater.

BEDROOM 6

13'3 x 16'7 (4.04m x 5.05m)

with under eaves storage, fitted wardrobes and window to side.

EXTERNALLY



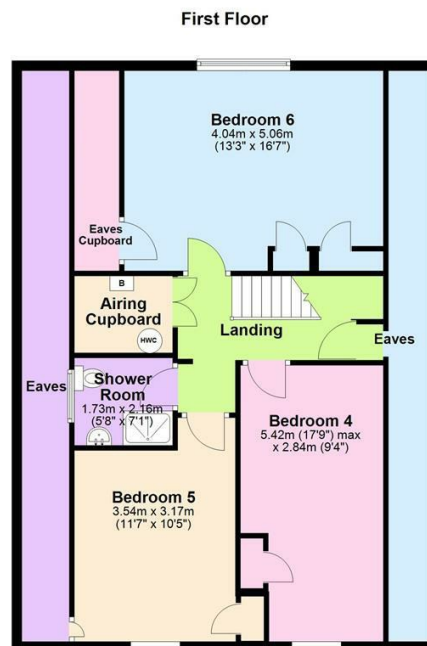
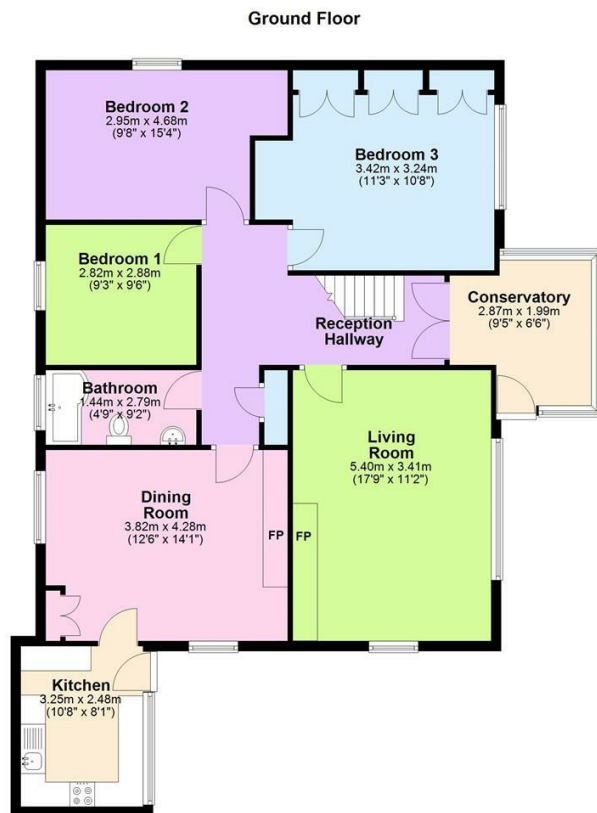
Vehicular hardstanding to the fore with immediate garden area with attached garden shed and dog kennel.

The garden extends further up the cwm as shown on the plan being mainly mixed woodland.



DIRECTIONS

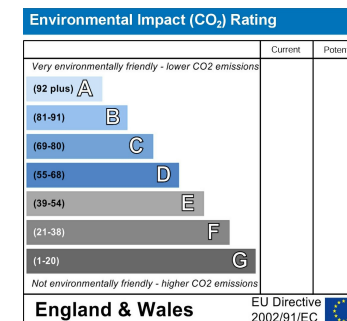
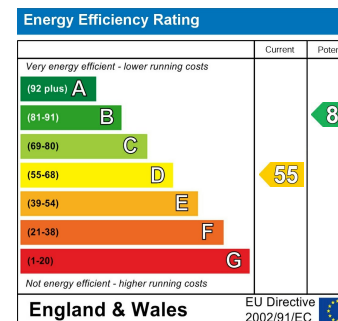
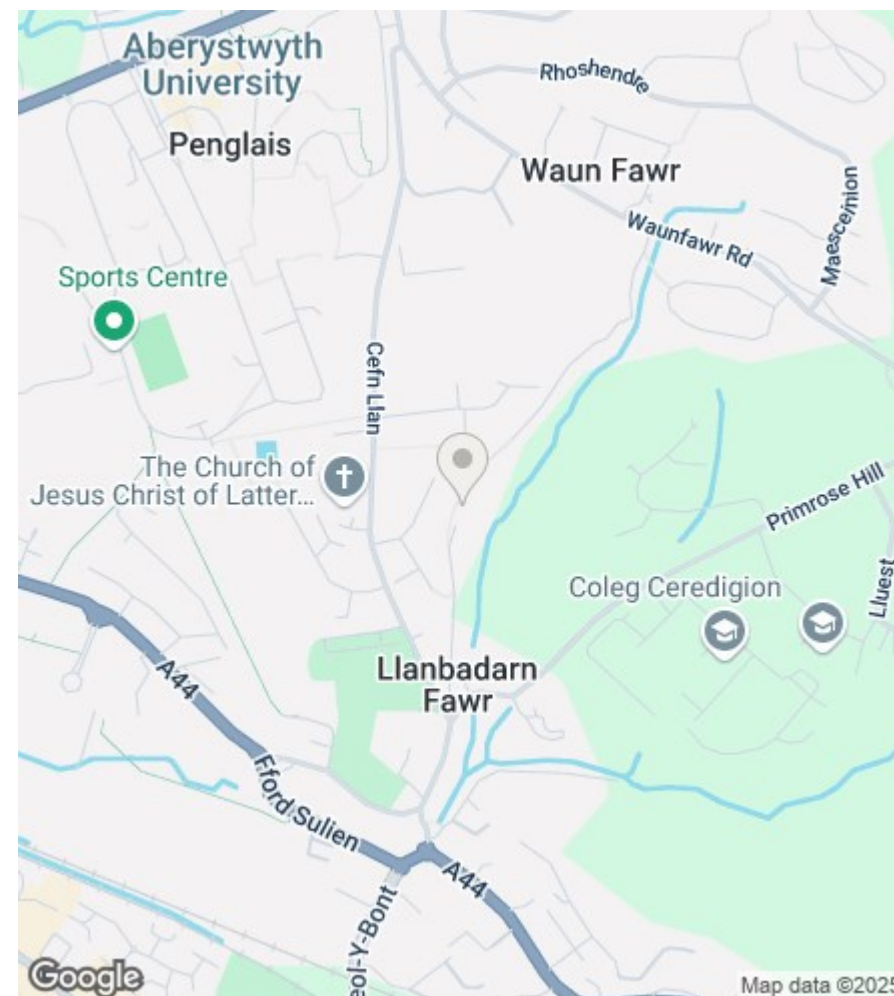
WHAT3WORDS: - hopefully.unsettled.organ
Cwmpadarn lane turning – suave. Mess. Stables
From the office proceed inland on the A44 trunk road to Llanbadarn. At the roundabouts take first exit and proceed up Primrose Hill taking the first turning left towards Cefnllan and immediately right onto Cwmpadarn lane. Proceed up the lane and Alaw'r Nant is the last property



Total area: approx. 213.2 sq. metres (2294.6 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Alawr Nant, Cwmpadarn, Llanbadarn Fawr, Aberystwyth



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