



FOR SALE BY PRIVATE TREATY

Delightful convenient location within walking distance of village amenities and just 1 mile from Aberystwyth Town. Spacious 3 double bedroom semi-detached house.

**3 DOL-YR-ODYN  
LLANBADARN FAWR  
ABERYSTWYTH SY23 3SS**



The property is set back fronting a quiet cul-de-sac street in a sunny location. The well-presented house benefits from gas central heating & uPVC double-glazing.

Vendor Likes:

Pleasant neighbourhood  
Easily maintainable garden

Agent Likes:

Potential garage room conversion  
Spacious rooms

---

**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**  
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**  
**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **3 Dol-yr-Odyn, Llanbadarn Fawr, Aberystwyth, SY23 3SS**

### **PORCH**

Glazed door to lounge

### **LOUNGE**



**17' 6" x 13' 6" (5.33m x 4.11m)**

Full height front window with frosted lower panes. Glazed door from porch. Gas wall mounted fire on a slate hearth. Door leading to staircase. Door to:-

### **KITCHEN/DINER**



**8' 10" x 17' 6" (2.69m x 5.33m)**

Modern fitted base and wall units. Wood effect vinyl floor. 2 double central heating radiators. Low level window to dining area overlooking rear garden.

### **UTILITY ROOM**

**8' 10" x 4' 3" (2.69m x 1.3m)**

Low flush WC: Plumbing for washing machine. Wall mounted gas combi boiler. Rear door.

## **FIRST FLOOR**

### **LANDING**



Central heating radiator. Window. Airing cupboard with insulated cylinder.

### **BEDROOM 1**



**15' x 11' (4.57m x 3.35m)**

Central heating radiator. Fitted wardrobe. Window to fore.

### **BEDROOM 2**



**11' 6" x 11' 6" (3.51m x 3.51m)**

Two windows. Central heating radiator.

### **BEDROOM 3**



**10' x 11' (3.05m x 3.35m)**

Fitted wardrobe. Central heating radiator.

### **BATHROOM**



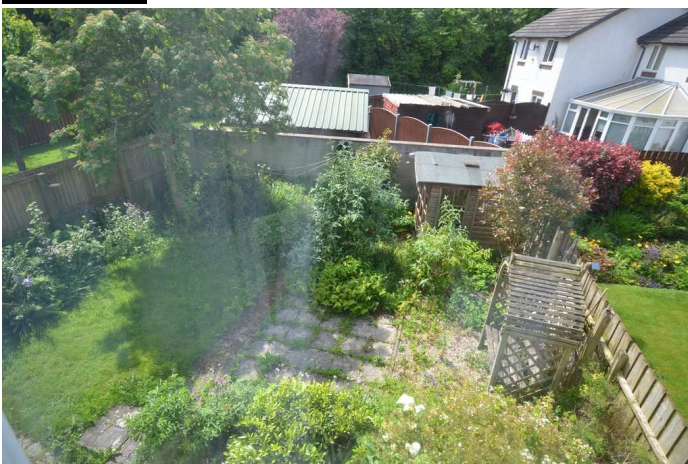
**7' x 8' 2" (2.13m x 2.49m)**

White suite comprising bath with shower mixer tap. Pedestal wash hand basin. Central heating radiator. Window to rear.

### **TOILET**

Low flush WC:

### **OUTSIDE**



Drive with parking leading to garage. Hedge enclosed front lawn with two mature copper beech trees. Side path with gate to enclosed rear lawn garden with floral & shrub beds. Paved sun patio.

**GARAGE.**



**8' 6" x 19' 8" (2.59m x 5.99m)**

Up & over door, electric light and power.  
Side window

**SERVICES**

Mains electric, water, drainage & gas. Gas central heating.

**COUNCIL TAX**

Band 'E'

**VIEWING**

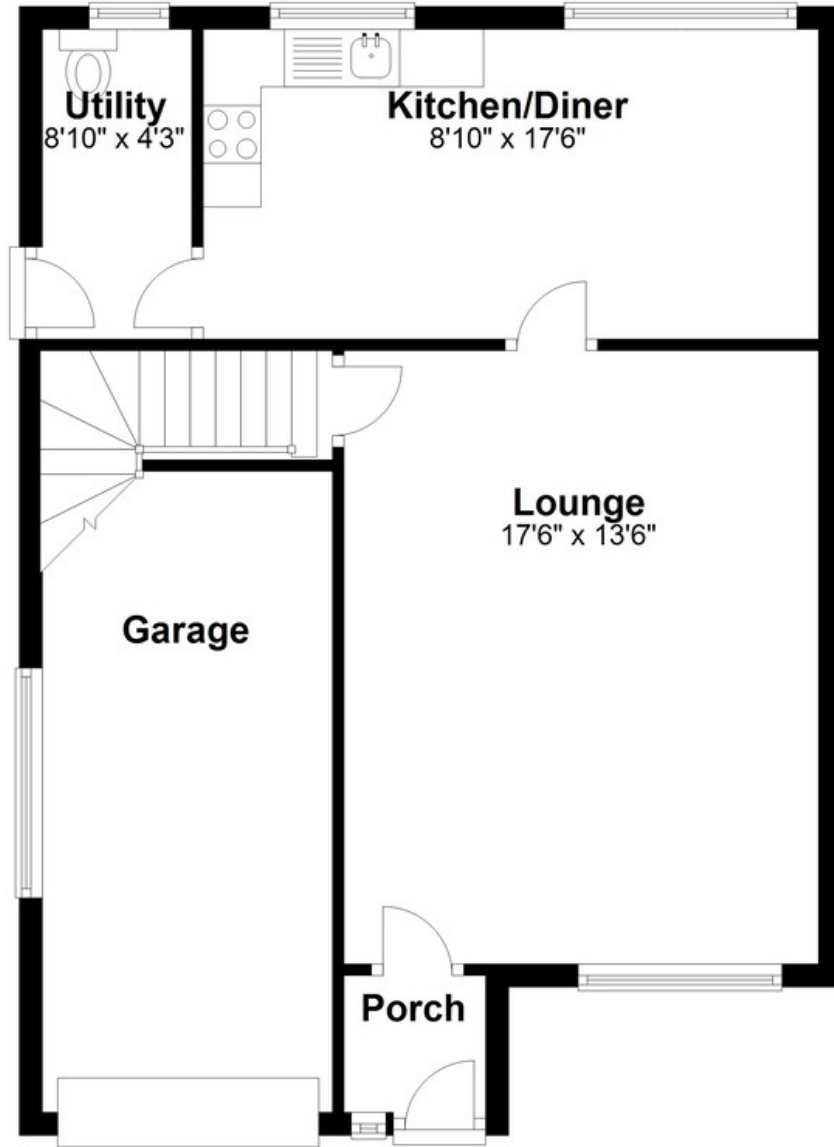
Via agents offices:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer service

**PRICE:**

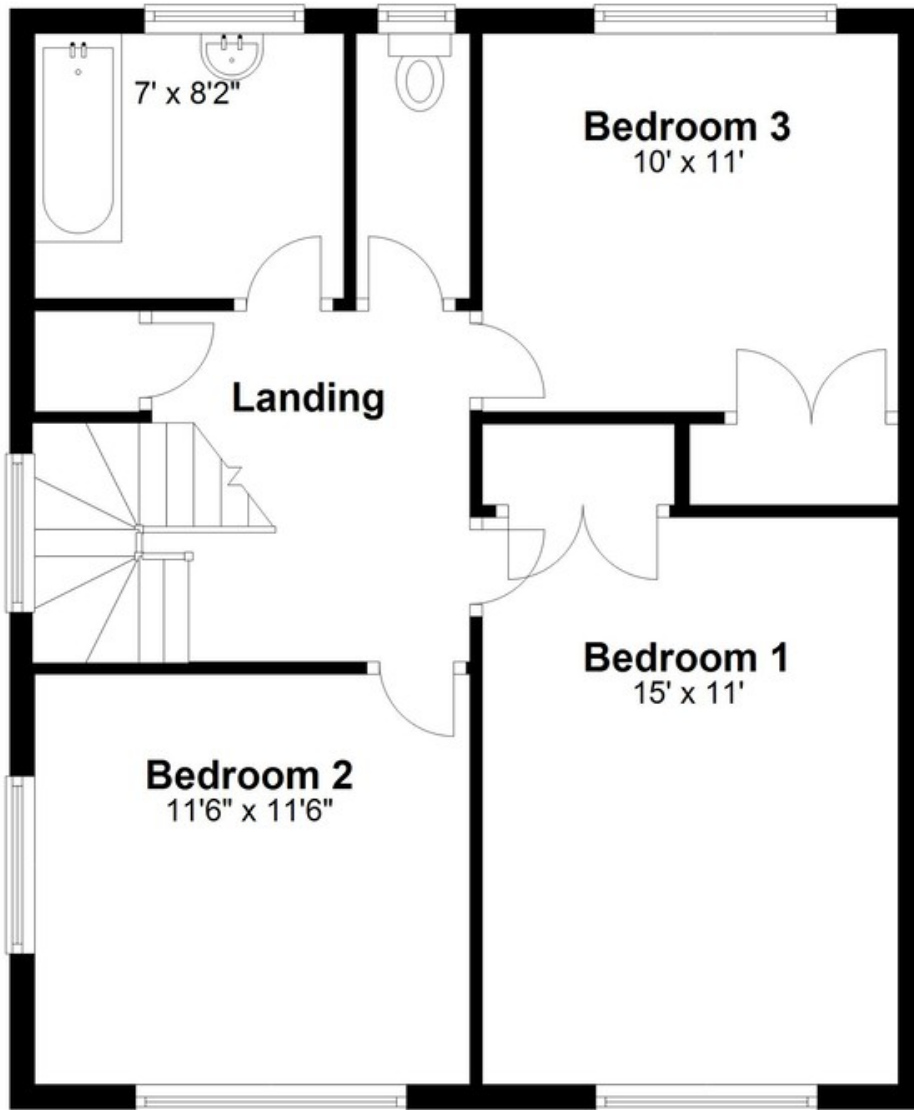
**£249,000**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Ground Floor



## First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.