



FOR SALE BY PRIVATE TREATY

Substantial House arranged into 4 bedroom two storey unit and a self-contained one bedroom garden flat. Rear parking and garden.

**ROSE COTAGE
PENYBONT ROAD
LLANBADARN FAWR
ABERYSTWYTH SY23 3RB**



The property is fully let for the academic year up to 2025 with an income of £26,660 as a 4 bedroom unit and a separate lower ground floor flat. It is then let for 2025/2026 with an income of £27,708. Private rear parking. Conveniently located in the heart of Llanbadarn Village just one mile from Aberystwyth Town.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

Rose Cotage, Penybont Road, Llanbadarn Fawr, Aberystwyth, SY23 3RB

HALLWAY

LOUNGE



17' 0" x 11' 9" (5.20m x 3.6m)

Two uPVC windows. Wooden floor. Central heating radiator.

KITCHEN

14' 9" x 9' 6" (4.5m x 2.9m) Range of fitted wall and base units. Inset stainless steel sink. Central heating radiator. Cooker. Lino to floor. Under stairs storage cupboard. Door to

CLOAKROOM

Low flush WC: Wash hand basin. Central heating radiator. Window.

BEDROOM 1



17' 4" x 9' 2" (5.3m x 2.8m)

Two uPVC windows. Central heating radiator. Laminate floor.

FIRST FLOOR

LANDING

BEDROOM 2



9' 6" x 10' 9" (2.9m x 3.3m)

Central heating radiator. Laminate floor.

EN-SUITE

Shower cubicle. Low Flush WC: Wash hand basin.
Central heating radiator. Laminate floor

BEDROOM 3



15' 8" x 10' 5" (4.8m x 3.2m)

Two uPVC windows. Central heating radiator.
Carpet to floor

BATHROOM



9' 6" x 6' 6" (2.9m x 2.0m)

Bath with shower over. WC; Wash hand basin.
uPVC window. Central heating radiator. Tiled
walls and floor.

BEDROOM 4

17' 0" x 9' 10" (5.2m x 3.m)

uPVC window. Central heating radiator. Laminate
floor.

BASEMENT FLAT

OPEN PLAN KITCHEN/LOUNGE



17' 0" x 11' 9" (5.2m x 3.6m)

Fully fitted kitchen including white goods.
Laminate floor. uPVC window. Central heating radiator.

DOUBLE BEDROOM



17' 0" x 11' 9" (5.2m x 3.6m)

uPVC Window

EN-SUITE



Shower cubicle. Wash hand basin WC: Laminate floor. Central heating radiator.

OUTSIDE



Foot gate from pavement to low level stone wall enclosed area. Vehicular side access to fence enclosed low maintenance garden area. Parking.

SERVICES

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

EER

Band 'D'

VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

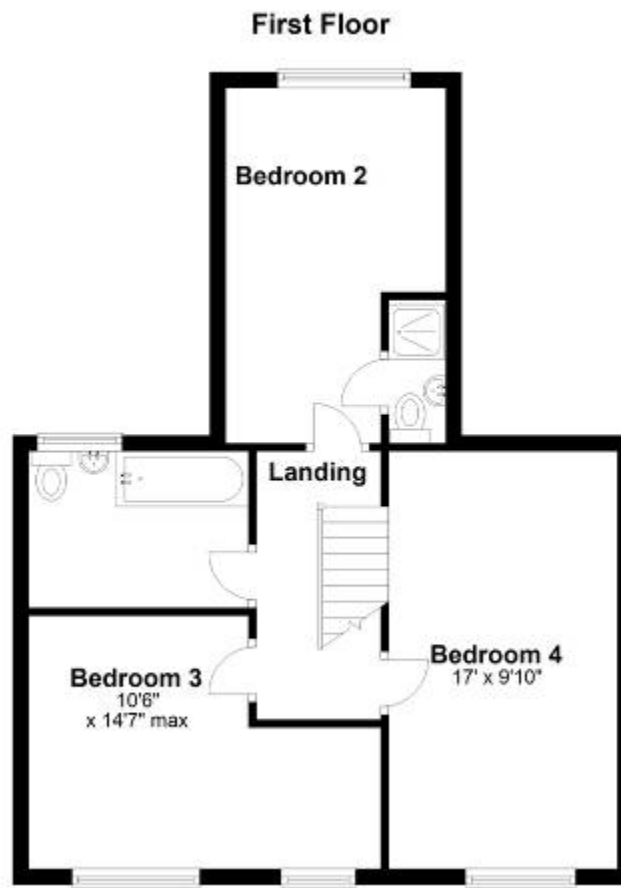
£245,000

Basement



Ground 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.

