



LLWYNCADFOR, LLANBADARN ROAD, ABERYSTWYTH

JIM RAW-REES & CO

01970 617 179

WWW.RAW-REES.CO.UK



Arguably one of the most desirable properties in Aberystwyth overlooking the Vicarage Cricket Fields with a southerly sunny aspect. Very well presented Victorian detached family house retaining many original features with commodious well-appointed tall ceiling rooms. Garden & double garage.

LLWYNCADFOR LLANBADARN ROAD, ABERYSTWYTH SY23 1EY

FOR SALE BY PRIVATE TREATY

The property commands a distinctive position set back yet slightly elevated from Llanbadarn Road within minutes level walk to the town centre & promenade yet also within walking distance to the Hospital, University, National Library, Welsh Government Offices, 3 Primary Schools and Penweddig Comprehensive School. Beautiful formal front lawn garden, side shared vehicular access to rear parking and turning area in front of garage. Private rear courtyard and separate side sun patio area. Once in a generation opportunity to acquire one of the nicest original houses in Aberystwyth Town.

VERANDAH

Cast iron frame, glass roof. Tiled floor.

HALL 6' 6" x 24' 8" (1.98m x 7.52m)

10'2 tall ceiling. Moulded cornice. Original pitch pine woodwork throughout the property with panelled doors, matching architraves and skirtings. Matching staircase bannister and rails. Fitted cupboard. Double central heating radiator. The owners inform us that the hall floor has original patterned tiles under the carpet.

LOUNGE 14' x 29' 3" (4.27m x 8.92m)

Views plus bay 8' x 4'. Very spacious room with bay window and two side windows. Moulded cornice. 2 x double central heating radiators. Adam style fireplace with coal effect open gas fire and slate hearth.

SITTING ROOM 13' 6" x 13' (4.11m x 3.96m)

Views. Pine fireplace surround with marble inset and matching hearth, open coal gas fire. Double central heating radiator. Moulded cornice.



DINING ROOM: 12' 6" x 11' 2" (3.81m x 3.4m)

Double central heating radiator. Curved cornice. Glass door into conservatory.

KITCHEN: 14' 6" x 8' 4" (4.42m x 2.54m)

Fitted kitchen with oak panel doors. Inset ceramic hob with extractor over. High level double oven. Integrated larder fridge. Inset 1 ½ single drainer stainless steel sink unit. Space for dishwasher. Ceramic tiled floor. Pine clad ceiling. Double central heating radiator. 3/4 tiled walls.



CONSERVATORY: 7' x 14'10 (2.13m x 4.52m)

Slate style tiled floor. Double central heating radiator.



REAR HALL

Continuation of tiled floor. Door to sheltered private Sun Patio

WALLED COURTYARD



TOILET

Low flush WC: Tiled floor: Wash hand basin: Electric panel radiator.

UTILITY AREA: 11'2 x 6'6 (3.4m x 1.98m)

Lino floor. Sink. Plumbing for washing machine. Opening into:-

DOUBLE GARAGE: 21'6 x 16'8 (6.55m x 5.08m)

Remote roller shutter door. Hardwood double-glazed window to each side. Open trussed ceiling. Electric power & light. Cold water tap. This building is constructed of cavity block walls and may have the potential to be converted into an annex, subject to planning consent.

FIRST FLOOR

HALF LANDING

BATHROOM 10' x 8'2 (3.05m x 2.49m)

White suite comprising free standing roll top bath on legs with central shower mixer tap. Corner shower cubicle. Chrome heated towel rail. Fitted airing cupboard housing gas central heating boiler. Slate style floor and wall tiled area. Double central heating radiator. Door into:-



TOILET: 3'9 x 8'2 (1.14m x 2.49m)

Continuation of tiled floor. Low flush WC: Vanity wash hand basin. Double central heating radiator. Window.

MAIN LANDING

Moulded cornice. Double central heating radiator.

BEDROOM 1: 14' x 15'2 (4.27m x 4.62m)

Plus bay window 8' x 4' with views. Moulded cornice. Vanity wash hand basin. Side window.

BEDROOM 2: 13'6 x 12'6 (4.11m x 3.81m) Views

Double central heating radiator. Moulded cornice. Vanity wash hand basin. Original fireplace surround. Fitted cupboard



BEDROOM 3 (rear): 13'6 x 11'6 (4.11m x 3.51m)

Vanity wash hand basin. Central heating radiator.

BEDROOM 4 (rear): 14' x 11'4 (4.27m x 3.45m)

Vanity wash hand basin. Central heating radiator. Fitted cupboard.

STUDY: 6'8 x 6'4 (2.03m x 1.93m)

Views. Central heating radiator.

SECOND FLOOR

LANDING

Velux window. Central heating radiator.

BEDROOM 5: 14'6 x 15'3 (4.42m x 4.65m)

Views. Central heating radiator.

BEDROOM 6 (rear): 14'6 x 12'6 (4.42m x 3.81m)

Central heating radiator.

BEDROOM 7/GAMES ROOM: 12'6 x 16'4 (3.81m x 4.98m)

Velux window. Fitted tank cupboard.

BOX/STORE ROOM 20'10 x 8'8 (6.35m x 2.64m)

OUTSIDE

Beautifully set back and slightly raised from Llanbadarn Road with stone & railing wall and evergreen hedge offering privacy.

Front croquet style lawn with apron path bordered by floral and shrub beds, mature beach tree. Foot gate access to road. Side shared drive to rear parking and turning area in front of double garage, additional side parking area for caravan etc. Directly adjoining the back of the house is a walled courtyard, to the eastern side is a sun patio area.

SERVICES

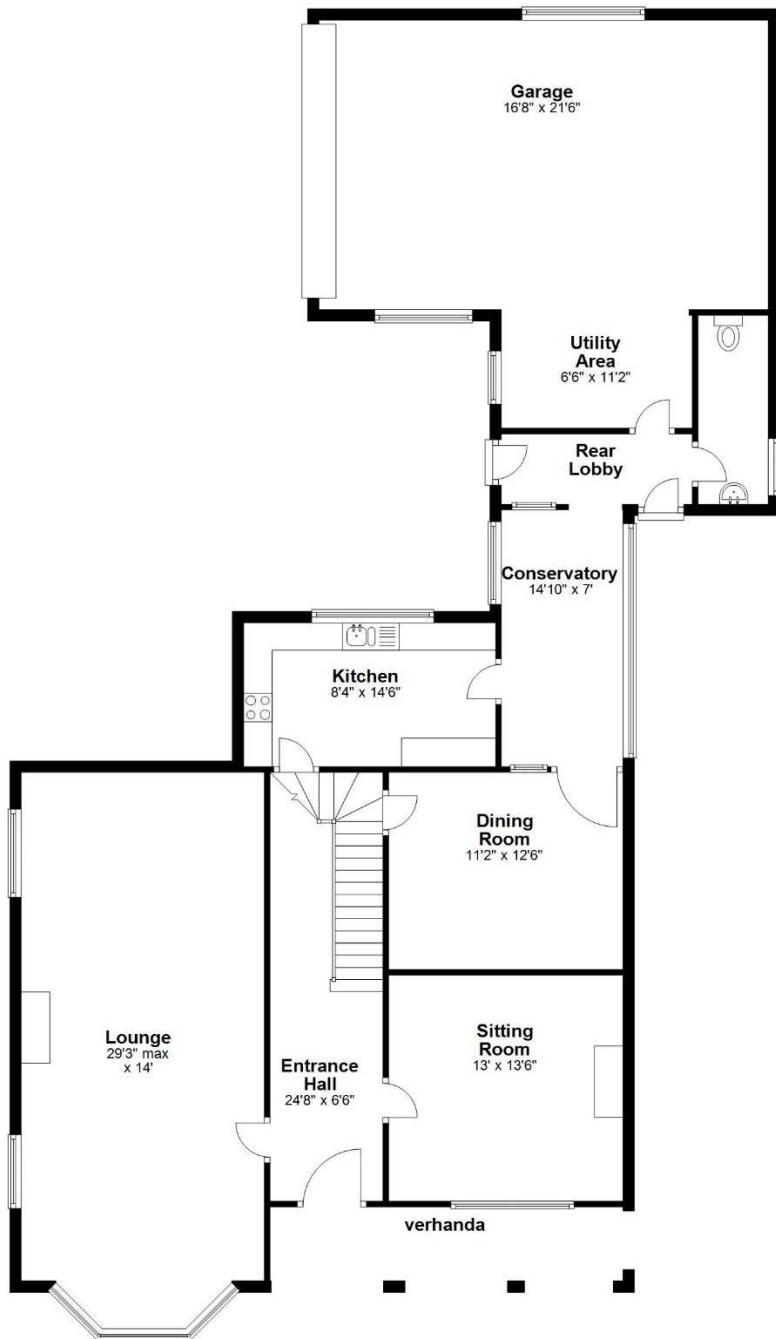
Mains electric, water, drainage & gas. Full gas central heating. Most windows uPVC double-glazed, other are hardwood double-glazed

COUNCIL TAX: Band 'H'



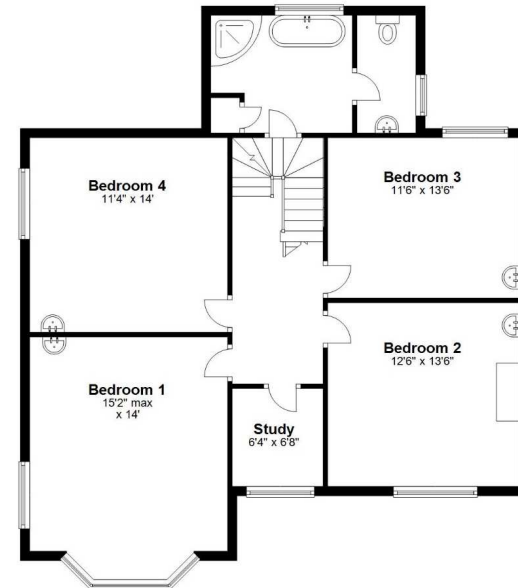
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

First Floor



Second Floor

