



**Laurel Villa Pwllhobi, Llanbadarn Fawr**  
**Aberystwyth SY23 3SL**  
**Guide price £295,000**



## For Sale by Private Treaty

A beautifully presented large recently refurbished Victorian 4/5 bed roomed terrace property with rear courtyard/garden, situated in a convenient edge of town location at Llanbadarn Fawr.

Laurel Villa is the perfect example of a characterful yet modern home which is currently utilised as a well established AirBnB and is a superb opportunity to purchase for family home or as investment. Planning permission has been approved for a parking space to the rear of the property.

Llanbadarn Fawr provides for some local amenities and is located some 2 miles inland from Aberystwyth town centre. There is a bus service from the village to the town centre, Aberystwyth having a good range of both local and national retailers to cater for the large local and student populations.

## TENURE

Freehold.

## VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

## COUNCIL TAX

Band D.

## SERVICES

All mains services are connected. Gas central heating, double glazing. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Laurel Villa provides for the following accommodation. All rooms dimensions are only approximate. All images have been taken with a wide angle lens digital camera.

## GROUND FLOOR



Covered tiled porch with half glazed entrance door to

## RECEPTION HALLWAY



Stairs to first floor accommodation, radiator, under stair storage cupboard.

## OPEN PLAN LIVING DINING AREA

22'9" x 23'4" (6.93m x 7.11m)



A spacious yet homely living dining area with bay window to fore, window to rear, recess cupboards, radiator.



## KITCHEN

13'5" x 8'6" (4.09m x 2.59m)



A super modern dark navy fitted kitchen with a range of base, eye level and tall units comprising stainless steel sink with mixer tap, tiled splashbacks, fitted oven with electric hob and extractor fan hood above. Integrated dishwasher & fridge freezer. Recess cupboard with shelving above. Tiled flooring with window to side and door through to downstairs showeroom and external door to rear courtyard.



## DOWNSTAIRS SHOWEROOM



Comprising wc, wash hand basin with tiled splashback, fitted into wall shower cubicle with waterfall shower head, window to rear, extractor fan, heated towel rail and tiled flooring.



## FIRST FLOOR

Half landing stairs to

## BATHROOM



A large sized family bathroom comprising a Victorian style free standing bath tub, a double

shower step in cubicle with waterfall shower above, wc, extractor fan, heated towel rail, wash hand basin and window to side.



## LANDING STAIRS TO

## SECOND FLOOR

Doors to

### BEDROOM 1

11'5 x 11'5 (3.48m x 3.48m )



Window to rear, radiator.

### MASTER BEDROOM 2 (or secondary lounge)

17'9 x 11'7 (5.41m x 3.53m)



A wonderful master bedroom or could be utilised as secondary lounge. Bay window and window to fore, radiator.



### LANDING DOOR TO



### BEDROOM 3

12'1 x 10'9 (3.68m x 3.28m)



Part sloping bedroom, velux window, radiator.

### BEDROOM 4

18' x 11'8 max (5.49m x 3.56m max)



Part sloping headroom, radiator.

### EXTERNALLY



Railed front garden. Pedestrian right of way to the side of the adjoining property (Rose Villa) to rear courtyard with steps up to lawned garden. Scope to create parking at the property (subject to necessary planning).





## DIRECTIONS

Proceed inland from Aberystwyth on the A44 trunk road. The property is denoted by a For Sale board on the left hand side almost immediately after the garage on the right hand side.

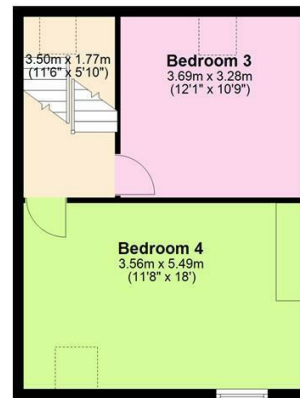
Ground Floor



First Floor



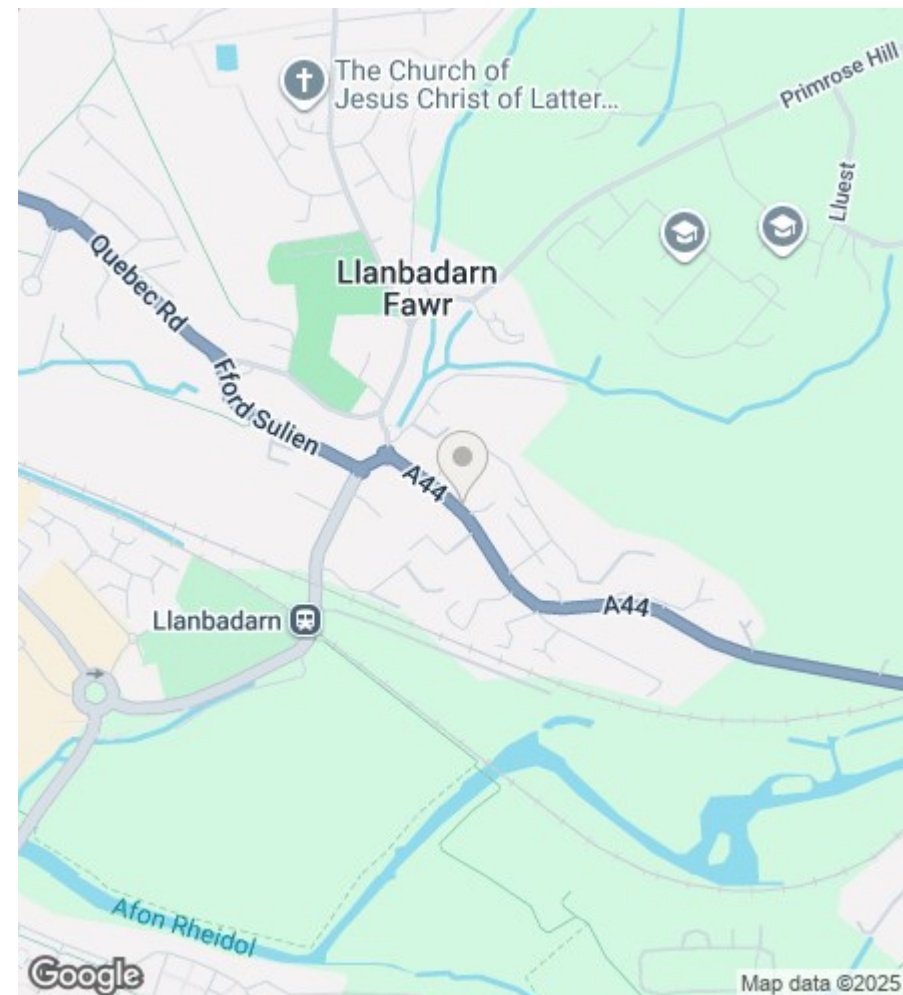
Second Floor



Total area: approx. 142.1 sq. metres (1529.5 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.

Laurel Villa, Pwllhobi, Llanbadarn Fawr, Aberystwyth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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