



25 Cefn Esgair, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3JG
Guide price £415,000



A beautifully presented detached 5 bedroomed house with integral garage, driveway and spacious rear & front gardens in a great position on the cul-de-sac.

We have the pleasure of bringing Number 25 Cefn Esgair to the market, a superb and commodious family home. The property has been well maintained by the sellers and is well worthy of inspection. There are wonderful and far reaching views to the front and rear of the property.

Cefn Esgair is a quiet cul de sac estate of similar properties enjoying an elevated location with panoramic views over Llanbadarn and beyond. There is a regular bus service to Aberystwyth town centre which is but 2 miles travelling distance. Aberystwyth town centre has a good range of both local and national retailers and in addition the out of town department stores are also nearby at Parc y Llyn.

Tenure

Freehold.

Council Tax

Band F.

Services

All mains services connected. Fibre broadband to the property.

Viewing

Front Entrance Door

With motion sensor light
To

Reception Hallway



With stairs to first floor accommodation, radiator, door to under-stair cupboard with plumbing for washing machine, door to integral garage with appliance space and Worcester combi boiler. Doors to

Open Plan Living Dining



A spacious and bright living dining room with gas feature fireplace, two large windows to fore, radiators and door to



Kitchen



A modern (Morris Brothers) fitted gloss kitchen with eye level integrated Bosche double oven/grill, ceramic hob with extractor fan over and 1 1/2 bowl stainless steel sink with mixer tap. Integrated dishwasher, appliance space, vertical radiator and door to rear garden.

Conservatory



A light bright secondary living area with ceramic tiled flooring with underfloor heating and double doors to the rear patio.

Downstairs WC

With wc, wash hand basin, obscured window to rear and fitted cupboards.

First Floor Accommodation

Landing



With access to insulated and partly boarded loft space and doors to

Bedroom 3



With window to rear and radiator.

Bedroom 2



With window to fore and radiator.

Bedroom 1



With fitted furniture, radiator and window to fore.

Bathroom



Comprising a P shaped bath tub with screen and electric shower over, wc, wash hand basin, vertical heated towel radiator and mirrored bathroom cabinet. Fully tiled surround walls and obscured window to rear.

Bedroom 4



With window to rear, radiator, built in storage/wardrobe and vanity unit.

Bedroom 5/Office



With window to fore, radiator and built in storage/wardrobe.

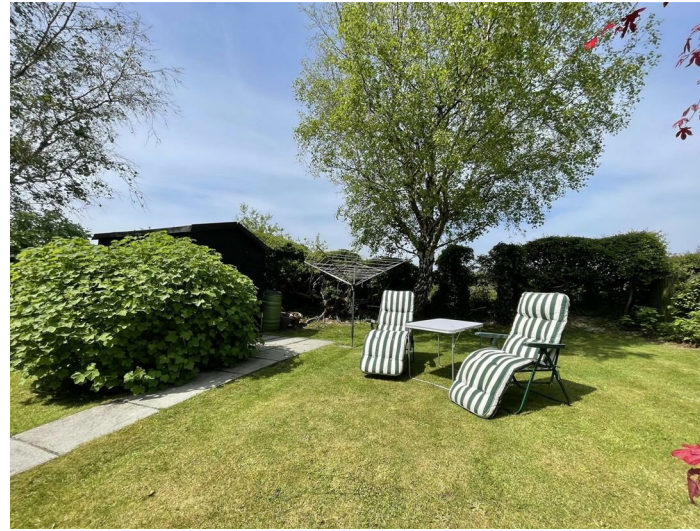
Externally

The property is approached via a widened tarmacadamed driveway and front lawned/shrubbed gardens with access to the garage. Blocked pedestrian access to front and sides with gated access to rear.

Rear Garden



A lovely spacious stone patio seating area with flat rear lawned garden with shrubs, fruit trees & garden shed. Outside tap and light.

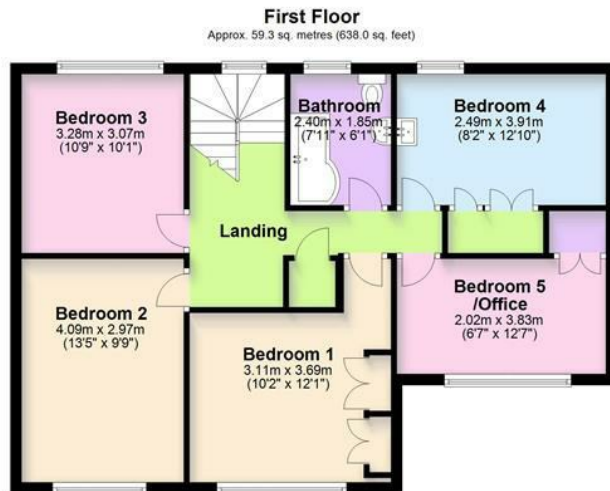


Directions



There are several alternative routes to the property. For the first inspection I suggest the following;
Proceed inland on the A44 trunk road from the town centre to Llanbadarn. Take the first exit at the

roundabout. Proceed up Primrose Hill for about $\frac{1}{4}$ of a mile towards the brow of the hill, turn left in to Cefnesgair and follow the road around the corner and No 25 can be seen on your left hand side.

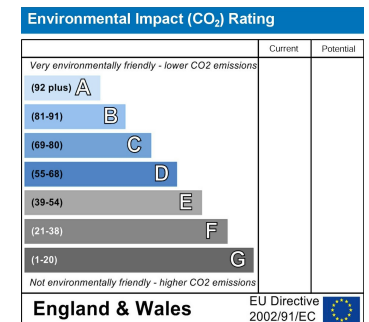
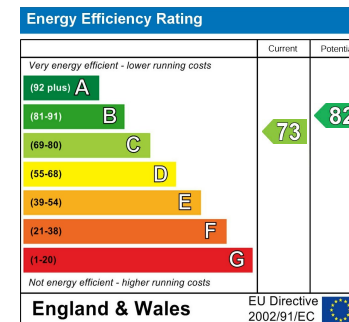
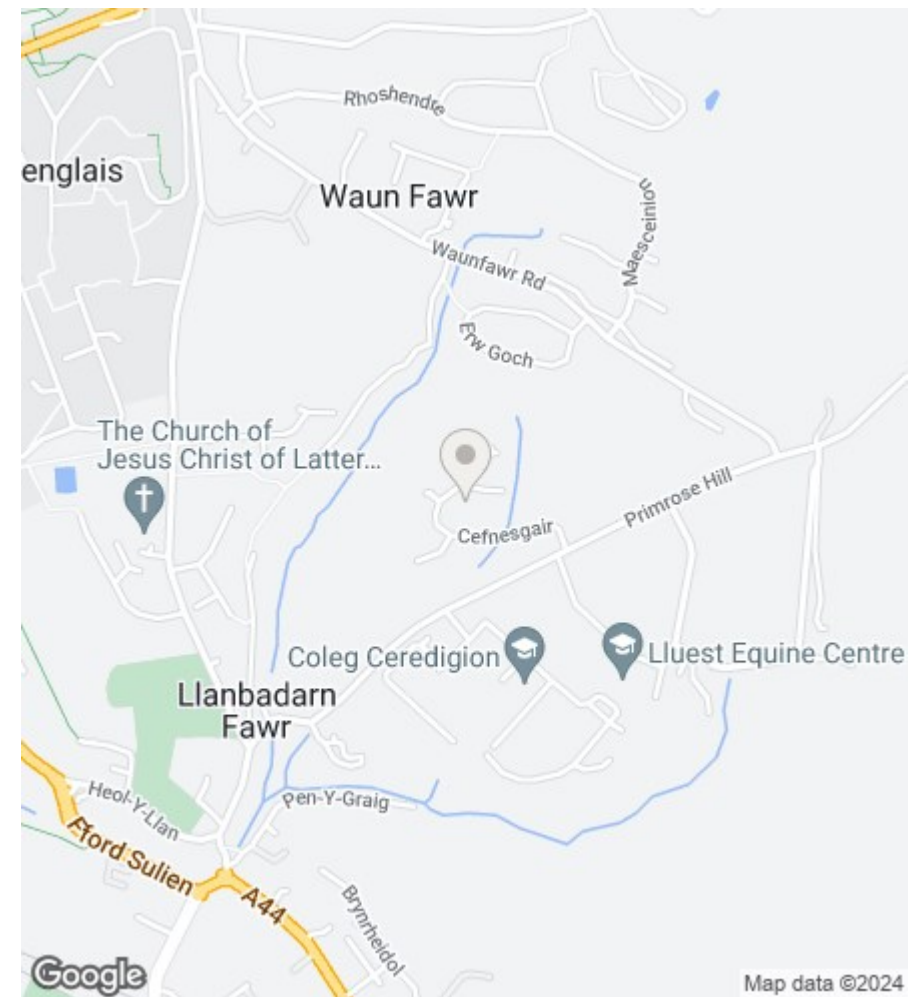


Total area: approx. 140.2 sq. metres (1509.3 sq. feet)

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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

25 Cefn Esgair, Llanbadarn Fawr, ABERYSTWYTH



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com