



**Banfre, 6 Cambrian Square, Llanbadarn Road  
Aberystwyth Ceredigion SY23 1EL**

**Guide price £295,000**





Tucked away in a quiet residential area, a detached 3 bedroomed dormer bungalow with garage and vehicular hard standing.

The property is situated within close proximity to the University, Bronglais hospital and the National Library of Wales and within walking distance of the town centre. The town has a good range of amenities to cater for the large local and student populations and has a wealth of social, leisure and educational facilities.

Banfre is approached off Llanbadarn road and is one of only a few bungalows in the area. The accommodation is well laid out which prospective purchasers will appreciate during their inspection. The garden is private and having ample off road parking in town is also a great advantage.

We strongly recommend an early inspection of Banfre to avoid disappointment.

#### TENURE

Freehold

#### SERVICES

Mains services are connected.

#### COUNCIL TAX

Band E

#### VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & CO, 16 Terrace RD, Aberystwyth. 01970626160 or sales@aledellis.com

Banfre provides for the following accommodation. All room dimensions are approximate.

#### FRONT ENTRANCE DOOR TO

#### FRONT PORCH

6'3 x 6'9 (1.91m x 2.06m )

with door to

#### RECEPTION HALLWAY



with laminated floor, radiator, stairs to first floor accommodation and under stairs storage cupboard. Door to

#### LIVING ROOM

11'9 x 21'1 (3.58m x 6.43m )



with bay window to fore, 2 radiators and patio doors to



#### SUN LOUNGE

7'8 x 8'1 max (2.34m x 2.46m max)



with door to rear.

#### DOWNSTAIRS WC

With wash hand basin.



**BEDROOM**

9'9 x 9'1 (2.97m x 2.77m )



with access to

**DRESSING AREA**

4'6 x 7'4 (1.37m x 2.24m )



with radiator, shower cubicle with Mira Shower and window.

**OPEN PLAN KITCHEN/ DINING AREA**

16'4 x 17'7 (4.98m x 5.36m )



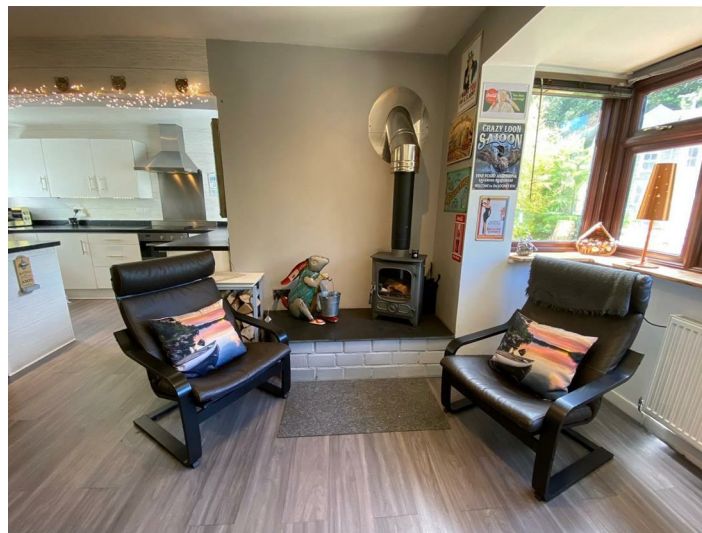
with bay window to fore and radiator. Multi-fuel room heating range.



## Kitchen Area –



comprising modern kitchen units with with 1 1/2 bowl stainless steel sink unit and mixer tap. Plumbing for dishwasher under breakfast bar. Base units with electric cooker and 4 ring hob. Stainless steel extractor fan and stainless splashbacks. Eye level units, windows to fore and rear.

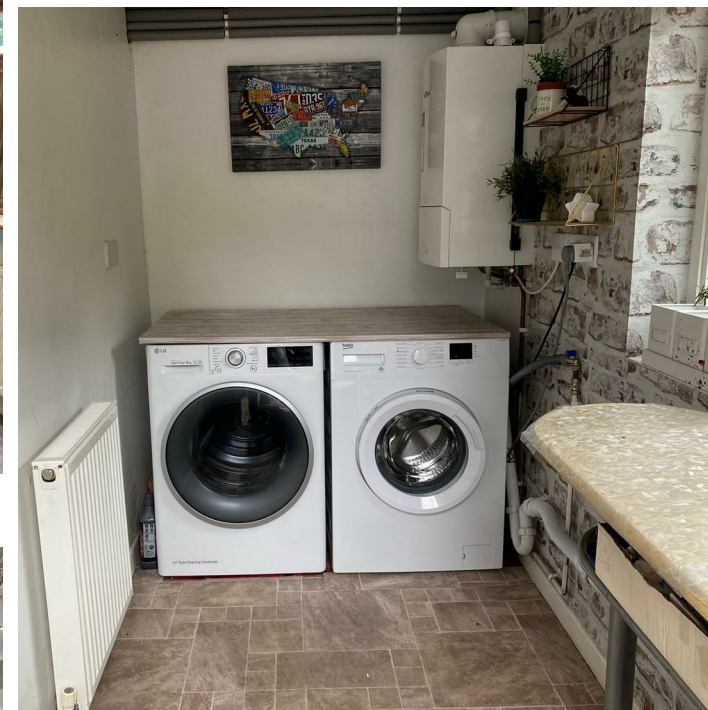


## REAR PORCH

with doors to

## UTILITY ROOM

4'7 x 9'5 (1.40m x 2.87m )



with plumbing for automatic washing machine, wall mounted Worcester gas fired central heating boiler, radiator, door and window to rear.

## FIRST FLOOR ACCOMMODATION

### LANDING

with access to roof space and radiator. Doors to



## BEDROOM 1

13'9 x 9'9 (4.19m x 2.97m )



with fitted cupboard, radiator and window to fore.



## BATHROOM

5'9 x 9'4 (1.75m x 2.84m )



comprising bath, WC and wash hand basin set in bedroom furniture. Radiator, heated towel rail and obscured window to rear.



## BEDROOM 2

11'8 x 13'9 (3.56m x 4.19m )



with recess cupboard, radiator and window to fore.

## EXTERNALLY

Gated entrance with access to vehicular hard standing and access to

## GARAGE

17'2 x 9'2 (5.23m x 2.79m )

## WORK SHOP

8'4 x 8'8 (2.54m x 2.64m )

Rear private garden with paved patio area and an abundance of trees and shrubs.

## DIRECTIONS

(OS Grid Ref: SN58908 81789)

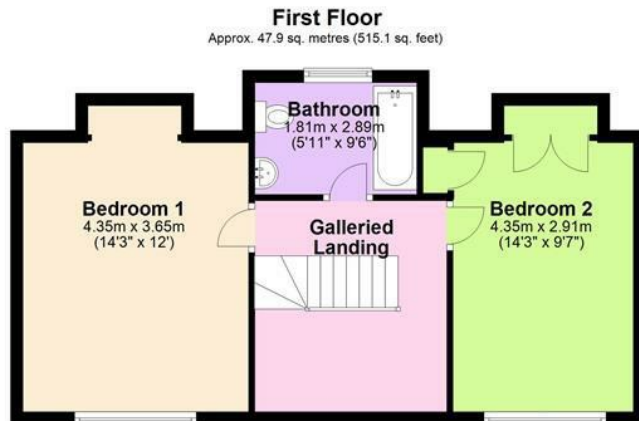
What3words – reckoned.delivers.remaking

From the office proceed to the bottom of Penglais Hill before turning right (near the Coopers Arms) onto the A44 Llanbadarn Rd. Take the 2nd turning left (near the old shop which protrudes out to the road) on to Cambrian Place and Banfre is the bungalow directly in front of you.





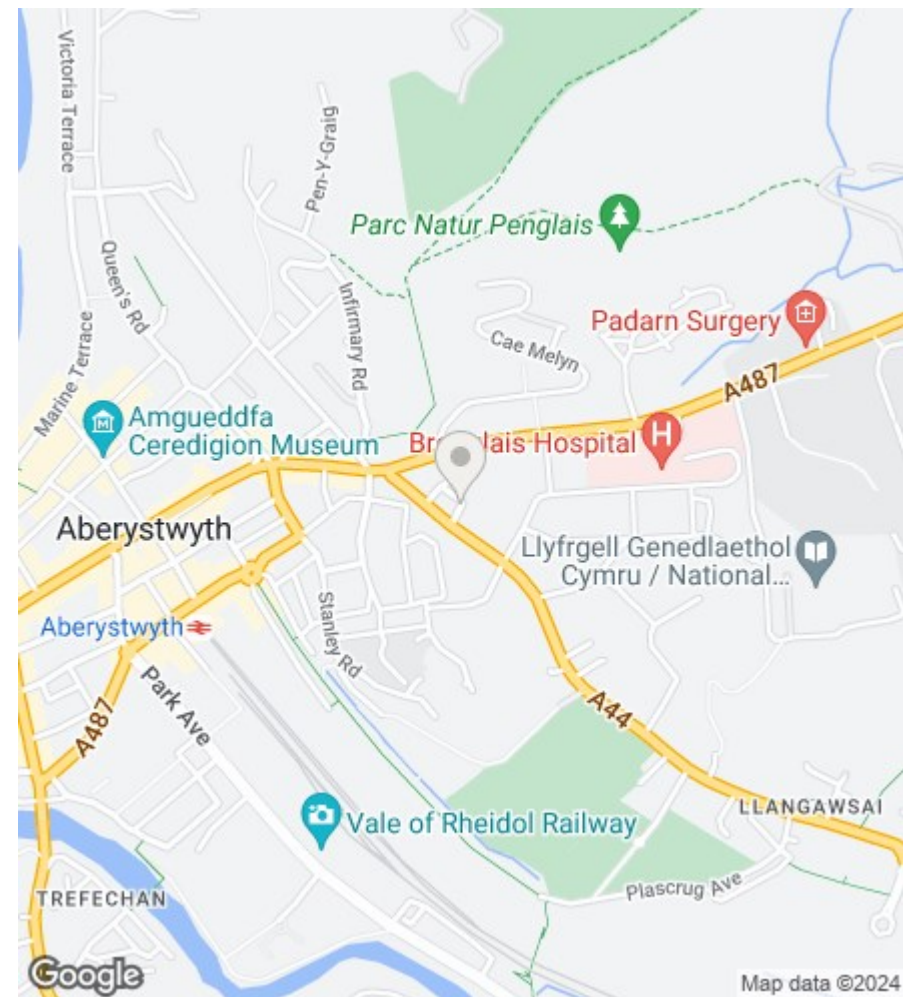




Total area: approx. 143.0 sq. metres (1538.8 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Banfre, 6 Cambrian Square, Llanbadarn Road, 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	70	80

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com