



**Gwenlais, 19 Padarn Crescent, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3QW**

Guide price £299,950



A well looked after

detached 3 bedroomed bungalow in convenient edge of town location.

The property enjoys a slightly elevated location a mile or so inland from Aberystwyth convenient to the leisure centre, Secondary School and the University, National Library of Wales and Bronglais Hospital. There are local amenities available at Llanbadarn and a good range of both local and national retailers at Aberystwyth town centre and on the edge of town department stores.

Gwenlais has been developed on 2 levels. To the fore there is a vehicular hard standing and steps leading up to the bungalow. To the rear steps lead up to a further terraced garden with fine views over the town and beyond. Gwenlais is double glazed and centrally heated.

TENURE:

Freehold

SERVICES:

All mains services are connected

VIEWING:

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Gwenlais provides for the following accommodation. All room dimension are approximate. All images have been taken with a wide angle lens digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with cloak cupboard, radiator and ladder access to boarded roof space.

LIVING ROOM

19'6 x 12'4 max (5.94m x 3.76m max)



with windows to fore and rear. Attractive fireplace with real flame effect gas fire and radiator.

KITCHEN/ DINING ROOM

DINING AREA

14'3 x 6'7 (4.34m x 2.01m)



with radiator, laminate floor and airing cupboard.

KITCHEN AREA

9'9 x 11'2 (2.97m x 3.40m)



comprising of modern base and eye level units. Base units incorporating an Indesit electric double oven with 4 ring gas hob over, fridge, washing machine and drier. Worktops over, eye level units with extractor, tiled floor and window to side. Door to

CONSERVATORY

9'1 x 9'2 (2.77m x 2.79m)



with Creda electric heater and door to side.

INNER HALLWAY

leading to

BEDROOM 1

8'2 x 9'2 (2.49m x 2.79m)



with fitted wardrobes, radiator and window to fore.

BEDROOM 2

9'2 x 11'3 (2.79m x 3.43m)



with fitted wardrobes, radiator and window to fore.

BEDROOM 3

10' x 8' (3.05m x 2.44m)



with radiator and window to rear.

BATHROOM

5'4 x 7'3 (1.63m x 2.21m)



comprising bath with Triton shower and screen. Pedestal wash hand basin and wc. Fully tiled, radiator and obscured window to rear.

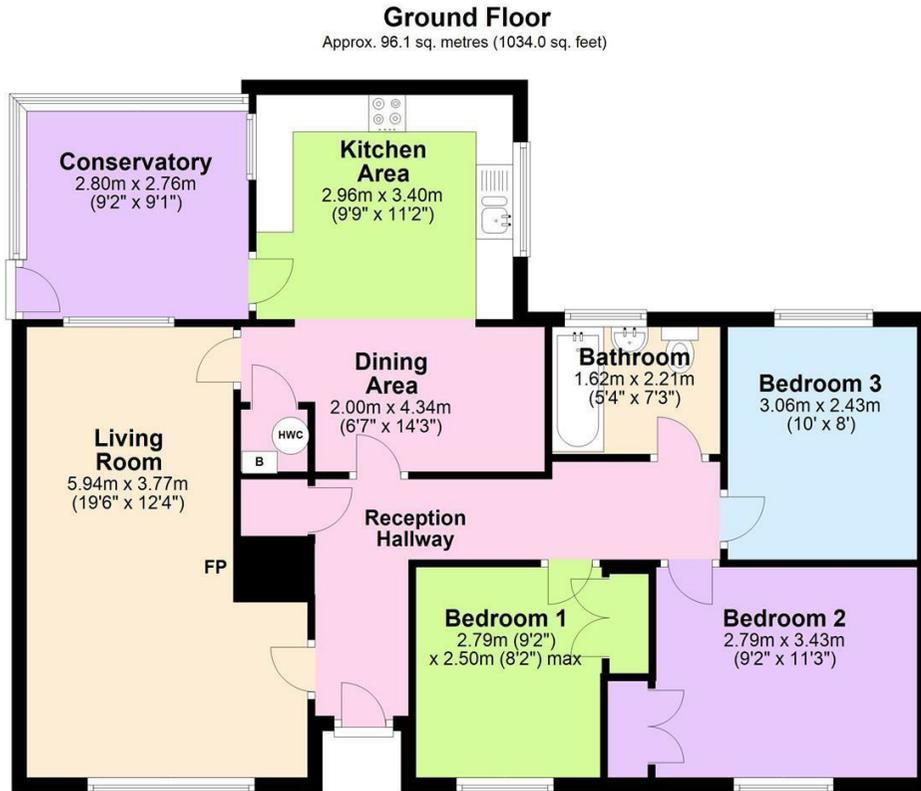
EXTERNALLY

Front vehicular hardstanding and level lawn garden. Steps leading up to the front entrance door and pedestrian path lead to the rear of the bungalow. Garden sheds. Further steep steps lead to the top tier with views over Llanbadarn and beyond.

DIRECTIONS

Take the A44 trunk road inland to the mini roundabout. Take the first exit left (opp entrance to Penweddig Secondary school). Take the first turning left and the bungalow is the second property on the right hand side.





Total area: approx. 96.1 sq. metres (1034.0 sq. feet)

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

19 Padarn Crescent , Lanbadarn Fawr, Aberystwyth



Energy Efficiency Rating	
	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	
Current: 68	Potential: 84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
Current: 63	Potential: 82
England & Wales	EU Directive 2002/91/EC

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