



**2 Cae Tynyfron, Llanbadarn Fawr**  
**Aberystwyth SY23 3QU**  
**Guide price £295,000**



A detached and commodious 3 bedroomed bungalow well situated to the rear of the church hall at Llanbadarn.

The bungalow was developed by Dyfed Homes in 1997 and is approached over a shared driveway leading to the front vehicular hardstanding. The extent of the garden is highlighted on the Land Registry plan Title No WA948944 together with the attached parcel of what currently forms part of Title No O/M 805847.

A folder containing more detailed information about the property is available for inspection during your visit to the property.

Local amenities are available at Llanbadarn and nearby Parcyllyn. There is a regular bus service to Aberystwyth town centre which is but 2 miles travelling distance. 2 Cae Tynyfron is also convenient to the University, National Library of Wales and Bronglais Hospital.

### Tenure

Freehold

### Services

Heating by modern 7 hour off peak night storage heaters. Double Glazing. Mains electricity, water and drainage. Fibre Optic nearby with underground cable ready for connection.

### Council Tax

Band D

### Viewing

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

The bungalow provides for the following accommodation.

All dimensions are approximate and all photos are taken with a wide angled digital camera.

**Front entrance door to**  
Porch with entrance door to

### Reception Hallway

**Living Room**  
10'8 x 13'5 (3.25m x 4.09m)



Sunhouse night storage heater, window to fore.

### Kitchen

13'8 x 10'8 (4.17m x 3.25m)



Single drainer sink unit with mixer tap. Dishwasher and worktop height larder fridge with freezer below. Range of base units with appliance space and incorporating 4 ring hob and electric cooker. Eye level units with extractor fan. Tiled splashbacks. Window to rear and side. Sunhouse night storage heater. Laminated flooring. Door to

### Rear Porch

3'8 x 6 (1.12m x 1.83m)

Door to rear

## Inner Hallway



## Airing cupboard and door to

## Utility Cupboard

3'1 x 6'8 (0.94m x 2.03m)

Access to roofspace. Plumbing for washing machine and tumble dryer.

## Shower Room

5'9 x 5'7 (1.75m x 1.70m)



Cubicle with Triton shower. Pedestal washbasin, WC. Part tiled, Laminate flooring. Extractor fan, heated towel rail and obscure window to rear.

## Bathroom

6'9 x 6'1 (2.06m x 1.85m)



WC, washbasin, bath, extractor fan. Heated towel rail. Tiled floor. Obscure window to rear.

## Bedroom 1

10'8 x 11'5 (3.25m x 3.48m)



Sunhouse night storage heater. Window to rear.

### Bedroom 2

10'8 x 11'6 (3.25m x 3.51m)



Sunhouse night storage heater. Window to fore.

### Bedroom 3

12'7 x 9'5 (3.84m x 2.87m)



Sunhouse night storage heater. Window to fore.

### Externally

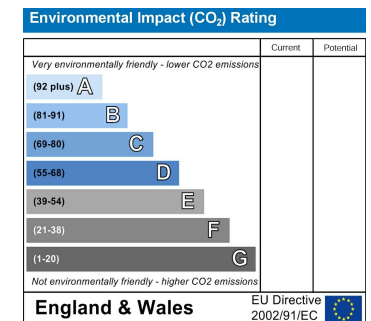
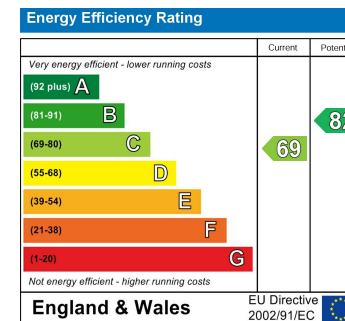
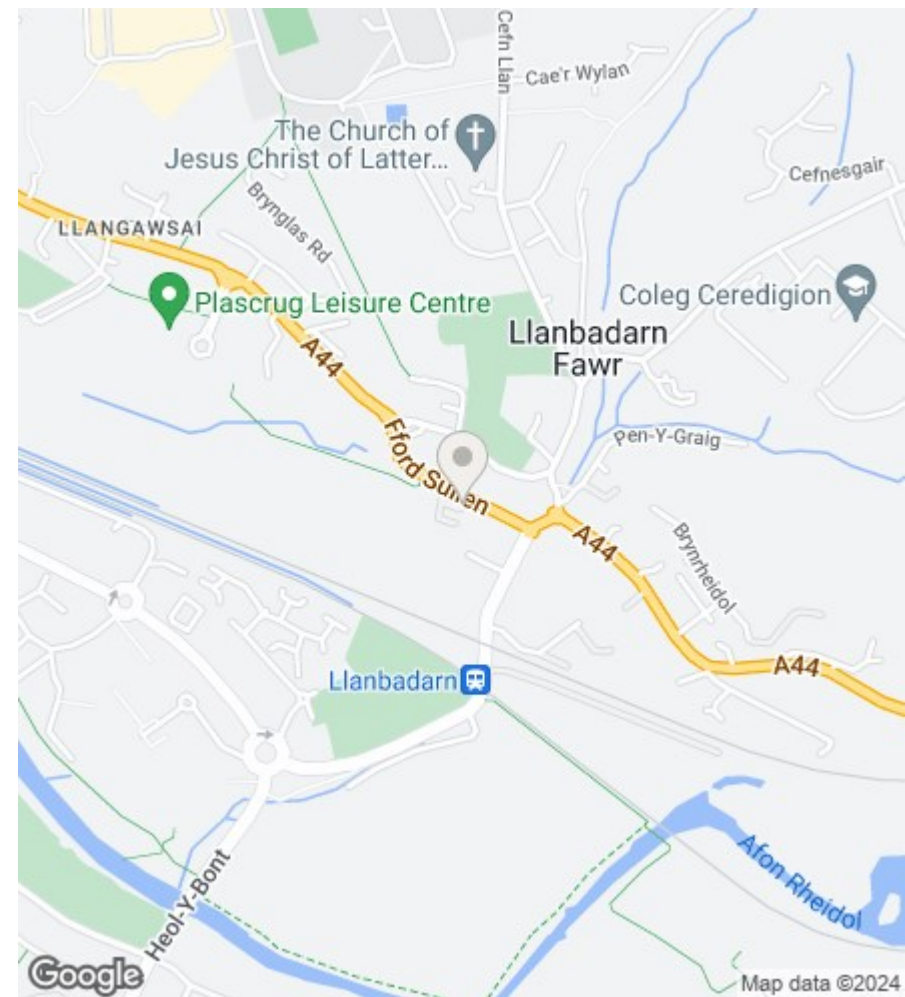


Part shared driveway to vehicular hardstanding. The extent of the of the garden is highlighted on the attached Land Registry Plan. Gravelled area to side with paved patio on other side. Sloping rear garden laid to lawn. Further additional land available (see plan) by negotiation



### Directions

From the town centre. Proceed inland from the bottom of Penglais Hill along the A44 trunk road to Llanbadarn. Take the left fork towards the church. Turn left immediately after the village hall turning left for the bungalow.



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