



12 Padarn Crescent, Llanbadarn Fawr  
Aberystwyth Ceredigion SY23 3QW

Guide price £385,000



Enjoying a convenient edge of town location a commodious detached 3/5 bedroomed house with integral garage and landscaped garden.

The property is ideally a commodious family house which historically provided for self contained accommodation on each floor. Subject to building regs, the existing first floor lounge and kitchen can be reinstated back to bedrooms in order to accommodate a large family. The existing integral garage, subject to consent, may also be suitable for conversion to additional living accommodation.

The landscaped front garden is also well worthy of inspection as highlighted in the photographs.

Aberystwyth town centre is but a mile or so travelling distance, the town having a good selection of both local and National retailers. Red stock is convenient to both the primary and secondary schools and to major employers such as the University, National Library of Wales and Bronglais Hospital.

### Tenure

Freehold.

### Services

Mains electricity, water and drainage connected.

### Ground Floor

#### Front Porch

With entrance door to

### Living Room

17'8 x 14'6 (5.38m x 4.42m )



With featuring exposed wall, tiled floor, 2 night storage heaters, large window to fore. Gas real flame heater range (not tested). Sliding door to

### Dining Room

9'7 x 14'2 (2.92m x 4.32m )



With tiled floor, night storage heater, window to fore and door to

## Kitchen

10'9 x 13'5 (3.28m x 4.09m )



Comprising double bowl stainless steel sink unit with mixer tap, range of base units with appliance spaces and worktops over. Eye level units, cooker point, plumbing for washing machine and night storage heater. Wall mounted gas fired central heating boiler.  
Pantry cupboard.

## Inner Hallway

With recess cupboard and stairs to first floor

## Bathroom

7'3 x 5'9 (2.21m x 1.75m )

Comprising bath with mixer tap, low level wc and wash hand basin. Tiled floor, part tiled walls, dimplex fan heater and obscured window to rear.

## Bedroom 1

10'1 x 12'3 (3.07m x 3.73m )



With window to fore & side, tiled floor and night storage heater. Door to

## En Suite Showeroom

4'8 x 9'3 (1.42m x 2.82m )



Comprising shower cubicle with Mira shower, wc and wash hand basin. Shaver point with mirror and splashbacks. Tiled flooring.

## Integral Garage

9 x 15'5 (2.74m x 4.70m )

With up & over door and window to side. Suitable for conversion to additional accommodation subject to necessary consents. Eye level units, gas heater (for en suite). Electrical Meter.

## First Floor

## Landing

With airing cupboard and storage access to roof space.  
Door to

### Kitchen

10'5 x 12'4 (3.18m x 3.76m )



Alternatively a bedroom.  
With double drainer sink unit, plumbing for washing machine, cooker point and window to side.

### Bedroom 2

11'1 x 12'4 (3.38m x 3.76m )



With night storage heater and window to fore & side.

### Bedroom 3

8'5 x 12'8 (2.57m x 3.86m )



With fitted wardrobes/cupboards, night storage heater and window to fore.

### Showerroom

7 x 6 (2.13m x 1.83m )

With wc, shower cubicle, wash hand basin and fan heater. Part tiled.

## Secondary Lounge

12'4 x 21'8 (3.76m x 6.60m )



Or Bedroom.  
With window to fore & rear, fitted worktops and  
night storage heater.

## Externally



Pedestrian path to fore over a landscaped  
terraced garden with shrubs, part lawned garden  
and patio.



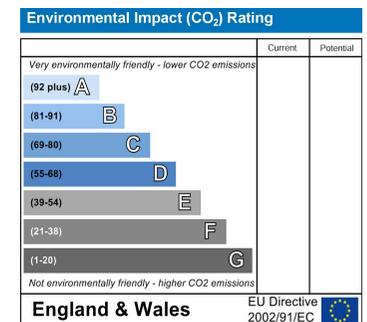
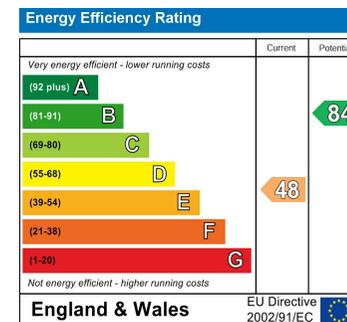
## Directions

SN 59567 81260

From the town centre proceed North to the bottom  
of Penglais Hill before turning right on the A44  
trunk road. The property is on your left hand side  
on the mini roundabout opposite the exit to  
Penweddig School.



Vehicular hardstanding to rear leading to garage  
and lawned area.



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