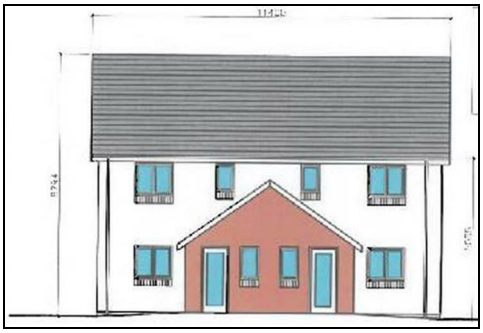
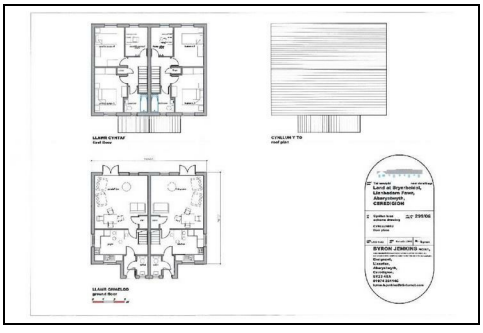
16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com





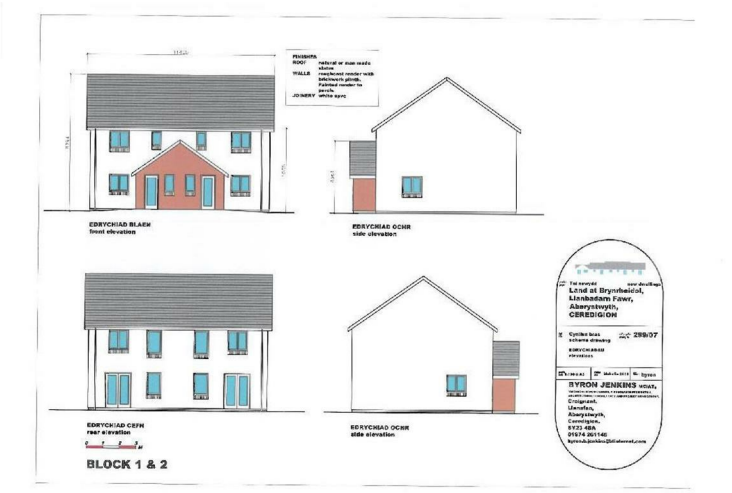
Plot 4 Bryndolau, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3US

Guide price £184,500

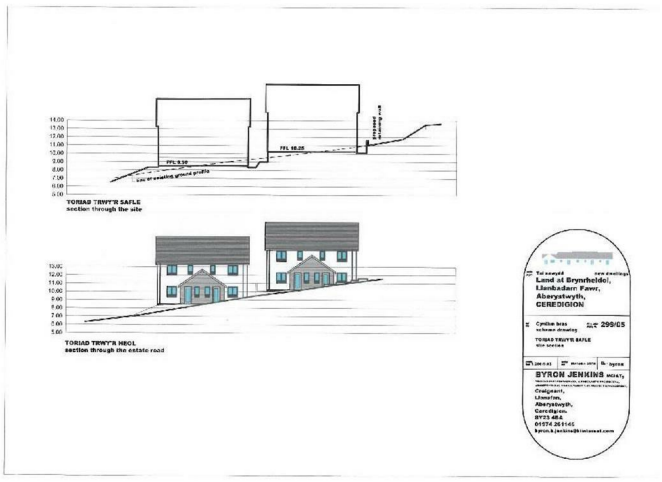
A development of two pairs of semi-detached houses in a convenient edge of town location. (PEER 84)

Plot 4 Bryndolau, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3US

A development of two pairs of semi-detached houses in a convenient edge of town location.



Three of these dwellings are currently available with No 1 (nearest the trunk road) already agreed sold.



Local amenities are available at both Llanbadarn Fawr and Parc Y Llyn. There is also a regular bus service to Aberystwyth town centre which is within two miles travelling distance.

Aberystwyth is an important university and market town with a good range of both social, leisure and educational facilities, to cater for the large local and student populations. The town is also a vibrant tourist attraction especially during the summer months.

TENURE:
Freehold.

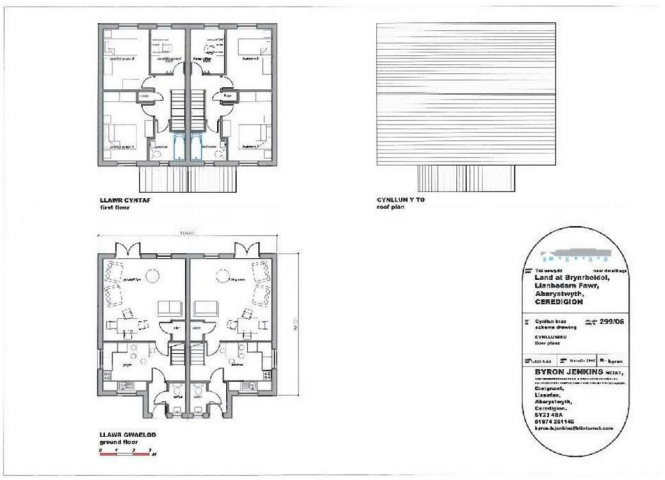
SERVICES:
Mains water, electricity and drainage are connected.

VIEWINGS:
Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 62 61 60 or sales@aledellis.com

The accommodation is highlighted on the floor plan but briefly comprises of:-

GROUND FLOOR
Living room, kitchen and downstairs wc.

FIRST FLOOR
Two bedrooms, bedroom 3/office and bathroom.



EXTERNALLY
Off road parking and rear garden.

CONSTRUCTION
The properties are of timber framed construction with brick outer skin with render roughcast and brickwork plinth under a man made slate roof.

Plot 4 Bryndolau, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3US

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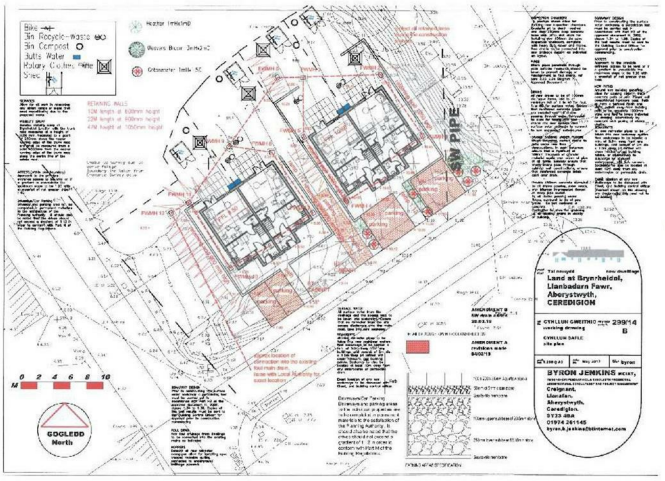
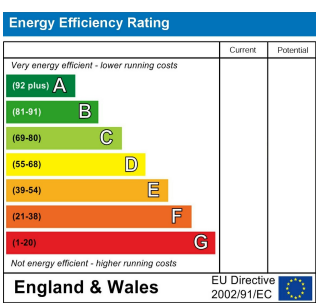
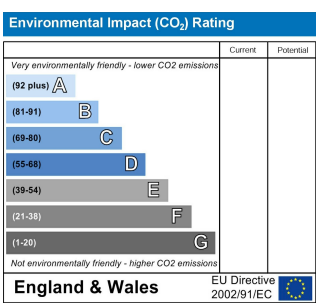
DIRECTIONS



Proceed inland on the A44 trunk road from the town centre to Llanbadarn Fawr. The properties are on the left hand side a short distance after the garage on the right hand side. The properties are denoted by a For Sale board.


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


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC