2 Clos Dewi, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3TQ
Offers in the region of £179,950

ALED ELLIS

A modern and well presented
2 bedroomed terraced house in a popular residential area.

We are pleased to have received instructions to market this desirable property situated on a quiet cul de sac in this convenient residential area.

Local amenities are close at hand at Parcyllyn and there is a regular bus service nearby to Aberystwyth town centre which is within a mile or so travelling distance.

2 Clos Dewi is also within easy reach of major employers such as the University, Bronglais Hospital and the National Library.

TENURE:
Freehold

SERVICES:
All mains services are connected. Gas fired central heating. Double glazing.

VIEWING:
Strictly by appointment made through the selling agents Aled Ellis & Co Ltd , 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

All images have been taken by a wide angle lens digital camera.

GROUND FLOOR

HALF GLAZED FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
with stairs to first floor accommodation and radiator. Door to

LIVING ROOM
12'8 x 12'1 (3.86m x 3.68m)

with exposed wooden floor, window to fore and under stairs storage cupboard. Telephone point.

KITCHEN/DINING ROOM
15'3 x 10'1 (4.65m x 3.07m)

comprising single drainer stainless steel sink unit, a range of base units incorporating electric cooker with 4 ring ceramic hob. Appliances spaces, worktops, cooker point and tiled splash backs. Eye level units with extractor fan, plumbing for automatic washing machine, exposed wooden floor and radiator. Door and two windows to rear.

FIRST FLOOR ACCOMMODATION

LANDING
with cupboard housing the wall mounted Vaillant gas fired central heating boiler and access to roof-space. Doors to

BEDROOM 1
10'4 x 12'3 (3.15m x 3.73m)

with window to fore, radiator and fitted wardrobe.

BEDROOM 2
8'5 x 10'7 (2.57m x 3.23m)

with window to rear, radiator and fitted wardrobe.

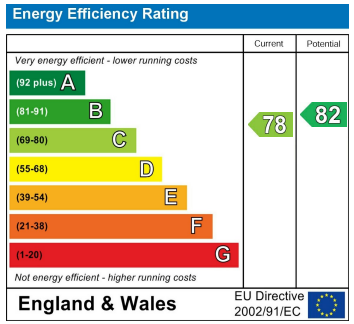
BATHROOM

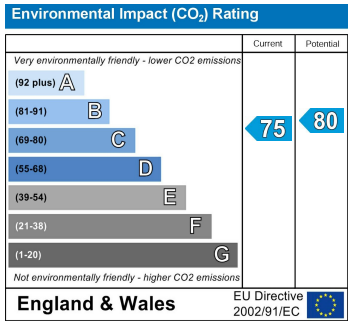
comprising of shower cubicle, low level flush wc, wash hand basin set in a vanity cupboard, heated towel rail, extractor fan and obscured window to rear.

EXTERNALLY

Front vehicular hard standing and lawned area. Enclosed rear garden with lawn. Paved area.

DIRECTIONS
From the office proceed towards Park Avenue to the Morrisons roundabout. Take the 1st exit (near McDonalds). Keep left at the mini roundabout. Take the next turning right and bear right and then almost immediately left to Clos Dewi.





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