



**1 Penyfron Penyfron Road, Llanbadarn Fawr**  
**Aberystwyth Ceredigion SY23 3QU**  
**Guide price £195,000**





## For Sale by Private Treaty

A detached 3 Bedroomed house in need of modernisation with off-road parking and rear garden.

1 PENYFRON  
PENYFRON ROAD  
LLANBADARN FAWR  
ABERYSTWYTH  
CEREDIGION  
SY23 3QU

1 Penyfron has an unusual layout because historically the property was two dwellings. It would be possible to revert the property to 2 properties subject to obtaining the necessary consents.

1 Penyfron enjoys an elevated location just up from the Village Hall and abuts the Llanbadarn Church and Cemetery. The property is convenient to all local amenities and to both Aberystwyth town centre and the edge of town retail units at Parc Y Llyn. 1 Penyfron is also convenient to major employers to include the University, Bronglais Hospital and the National Library of Wales.

The layout is highlighted on the attached floor plan.

## TENURE

Freehold

## SERVICES

Mains services are connected. Modern gas fired central heating.

## COUNCIL TAX

Band D

## VIEWING

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

## MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

1 Penyfron provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens.

Two cottages now currently utilised as one dwelling.

## GROUND FLOOR

Two front entrance doors to

## RECEPTION HALLWAY

Two staircases to first floor and doors to

## LIVING ROOM

9'4 x 9' (2.84m x 2.74m)



Radiator, tiled fireplace with gas fire, shelving, window to fore. Door to

### BASIC KITCHEN AREA

9'7 x 7'1 (2.92m x 2.16m)



Stainless steel sink, plumbing for automatic washing machine, under stairs cupboard and window to rear. Door to

### DOWNSTAIRS WC

Radiator and door to enclosed yard.

### SITTING ROOM

9'6 x 11'9 (2.90m x 3.58m)



Fireplace with gas fire, understairs cupboard and window to fore.

### KITCHEN AREA 2

4'9 x 13'2 (1.45m x 4.01m)



Base units and two eye level units, radiator, window to rear, cooker point. Door to

### DOWNSTAIRS WC

5'6 x 5' (1.68m x 1.52m)

### FIRST FLOOR

Landing with doors to the rear garden. Radiators and access to the roof spaces. Cupboard with radiator. Doors to



### BEDROOM 1

8'1 x 8'2 (2.46m x 2.49m)



Radiator, window to rear.

### BEDROOM 2

9'5 x 7'9 (2.87m x 2.36m)



Radiator, window to fore.

### BATHROOM

5'6 x 5'6 (1.68m x 1.68m)



WC, washbasin and bath. Obscured window to fore, radiator.

### OTHER SIDE

### BEDROOM 3

8'8 x 12'9 (2.64m x 3.89m)



Windows to fore, radiator, cupboard.

## BATHROOM 2

8'2 x 7'5 (2.49m x 2.26m)



WC, shower cubicle, bath and washbasin, radiator. Window to rear. Cupboard housing the Worcester wall mounted central heating boiler.

## EXTERNALLY



Side vehicular hardstanding and immediate front garden. Access from the first floor to the rear garden (see photo).

## DIRECTIONS

(What3Words: booms.nurture.ordering)

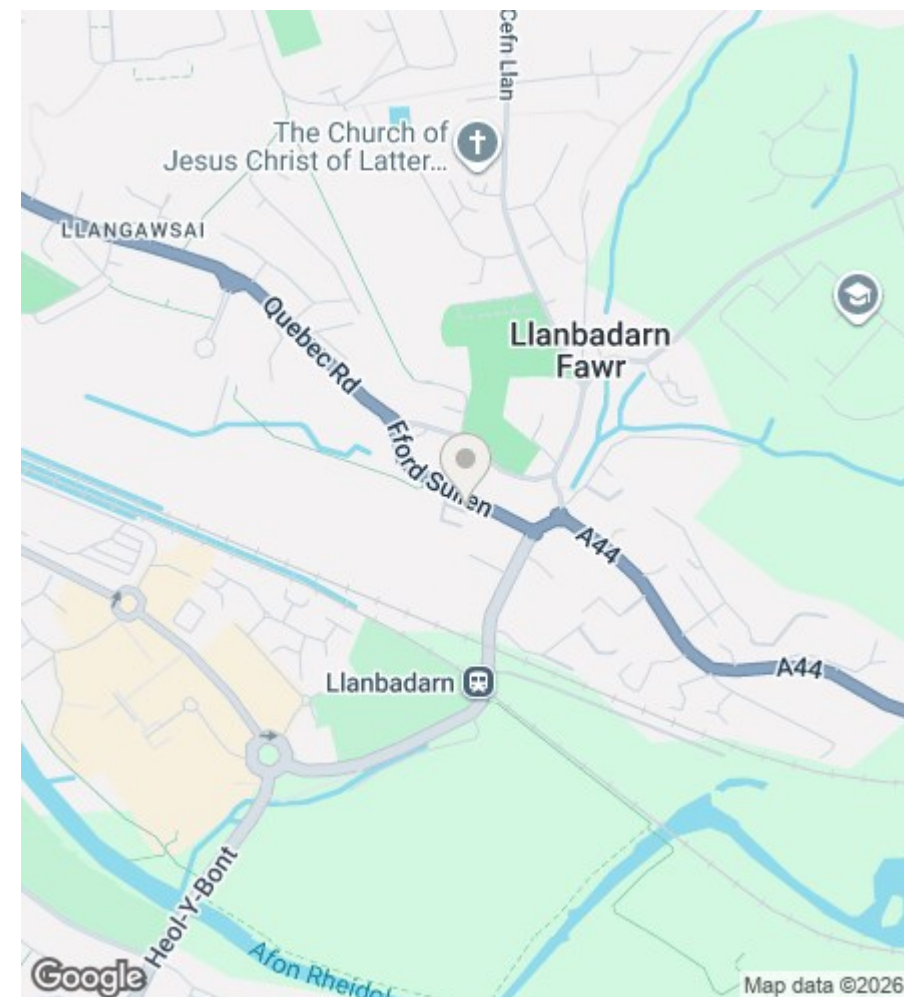
From the office proceed inland to Llanbadarn. 1 Penyfron is located just above the village hall which is near Llanbadarn Church.





The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

**1 Penyfron, Penyfron Road, Llanbadarn Fawn, Aberystwyth**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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