



**Ger Y Llan Church Street, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3SA**

Guide price £325,000



An extended semi-detached traditional 3 bedroom house with garage and enclosed rear garden.

Geryllan is situated in the heart of the village convenient to all local amenities on offer. There is a regular bus service nearby to Aberystwyth town centre, which is 2 miles so travelling distance. The property is also convenient to the edge of town department stores and to all major employers, such as Bronglais Hospital, the University and National library of Wales.

Geryllan has been extended to the rear and has a shared vehicle access to the side. The accommodation is highlighted on the attached floor plan.

TENURE:

Freehold

SERVICES:

All mains services are connected. Gas fired central heating.

COUNCIL TAX:

Band

VIEWING:

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

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

GROUND FLOOR

FRONT ENTRANCE DOOR to

RECEPTION HALLWAY

with exposed wooden floor, radiator and stairs to 1st floor accommodation. Under stairs, cupboard and doors to

LIVING ROOM

14' x 11'6 (4.27m x 3.51m)



fireplace with real flame effect gas fire, exposed wooden floor and window to fore.

SITTING ROOM

12'6 x 10'6 (3.81m x 3.20m)



with exposed wooden floor, radiator and recess with shelving.

DINING ROOM

8'8 x 9'4 (2.64m x 2.84m)

with 2 Velux windows, tiled floor and French doors to rear.

FITTED KITCHEN

9'7 x 10'1 (2.92m x 3.07m)



comprising base units incorporating an electric cooker and 4 ring hob. Single bowl sink unit with mixer tap, worktops and tiled splashback's. Eye-level units with stainless steel extractor fan and tiled floor.



UTILITY ROOM

7'7 x 5'5 (2.31m x 1.65m)



comprising base and eye-level units, tiled floor, plumbing for automatic washing machine and door to garden.

SHOWER ROOM

comprising WC, wash handbasin and shower cubicle. Radiator and tiled floor.

FIRST FLOOR ACCOMMODATION

HALF LANDING

with doors to

BATHROOM



comprising airing cupboard housing, the new gas Combi central heating boiler, large shower, cubicle, WC, bidet and bath. Wash hand basin, tiled floor and obscured window to side. Ceiling lights and extractor fan.

MAIN LANDING

with cupboard and doors to

BEDROOM 1

7'4 x 11'7 (2.24m x 3.53m)



with radiator and window to fore.

BEDROOM 2

10'4 x 11'4 (3.15m x 3.45m)



with radiator and window to fore.

BEDROOM 3

9'6 min x 12'4 (2.90m min x 3.76m)



with radiator, fitted cupboards and storage extending along one wall and window to rear.

EXTERNALLY

Front garden with pedestrian path to front entrance door. Shared side vehicle access to

GARAGE

18'7 x 11' (5.66m x 3.35m)



with attached covered area.



Decked areas and enclosed rear garden.



DIRECTIONS

From Aberystwyth proceed to the bottom of Penglais Hill before turning right onto the A44 trunk road towards Llanbadarn. Upon entering the village, bear left and proceed passing the church on your left hand side and the property will be denoted by a for sale board. Please note Church Street is a one-way.



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			
		65	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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