



**39 Cefn Esgair, Llanbadarn Fawr**  
**Aberystwyth Ceredigion SY23 3JG**  
**Guide price £295,000**



Enjoying a convenient edge of town location on a popular residential estate, a detached 4 bedroomed house with garage.

39 Cefn Esgair has recently been refurbished by the vendors to include a modern well fitted kitchen and modern bathroom suite. The property has been rewired and a new gas central heating system and new boiler installed both with five and seven year warranty respectively. The carpets and decor throughout have also been updated.

39 Cefn Esgair is well worthy of inspection by prospective purchasers seeking a commodious and modern 4 bedroomed family home in a desirable and convenient edge of town location with warranties for electric and central heating in place which will assist the buyer to achieve a smooth sale. The property has a pleasant rear garden area to both the fore and rear in addition to the integral garage and off road parking.

Cefn esgair is elevated with a pleasant outlook over Llanbadarn Fawr and beyond. Local amenities are available at Llanbadarn and Waunfawr to include secondary schools and general stores. Aberystwyth is within 2 miles travelling distance, the town having a good range of both social, leisure and educational facilities

### NO ONWARD CHAIN

### TENURE

Freehold.

### SERVICES

All mains services are connected. Double glazing. New gas central heating system.

### VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com Adhering to Covid-19 regulations.

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

### FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY



with stairs to first floor accommodation, parquet floor. Steps and door to

### LOWER INNER HALLWAY

with radiator and cloak cupboard, telephone point and parquet floor. Door to

### SPACIOUS LIVING ROOM

19'5 x 14'5 (5.92m x 4.39m)



with Parquet floor, modern fireplace with real flame effect gas fire and wooden mantel & surround. Large picture window/ French doors to rear, radiator and wall lights.



### DINING ROOM

13' x 11' (3.96m x 3.35m)



with Parquet floor, window to rear, wall lights and radiators.

### MODERN FITTED KITCHEN

12'9 x 9'7 (3.89m x 2.92m)



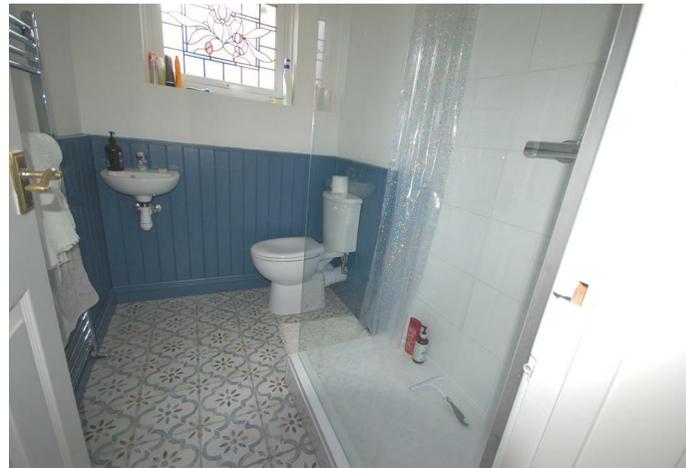
Single drainer sink units with mixer tap. Good range of base and eye level units with concealed fridge/freezer and dishwasher. Lamona four ring hob, electric cooker and extractor fan over wall mounted new Worcester gas fired central heating boiler. Plumbing for washing machine, window to fore and door to side.

### WALK IN PANTRY

with shelving.

### SHOWER ROOM

6'7 x 6' (2.01m x 1.83m)



comprising wash hand basin, wc and shower cubicle. Radiator and tiled floor.

### FIRST FLOOR ACCOMMODATION

#### LANDING

with access to roof space. Airing cupboard with radiator and doors to

#### BEDROOM 1

10'2 x 9'6 (3.10m x 2.90m)

with window to fore and radiator.

### BEDROOM 2

13'8 x 13'1 (4.17m x 3.99m)



with window to rear (fine views) and radiator.

### BEDROOM 3

13'8 x 8'5 (4.17m x 2.57m)



with window to fore (fine views) and radiators.

### BEDROOM 4

17'1 x 10'8 (5.21m x 3.25m)



with window to fore (fine views) and radiator.

### MODERN BATHROOM

6'8 x 5'4 (2.03m x 1.63m)



Panelled bath with mixer tap, wash hand basin, wc, heated towel rail, fully tiled.

### EXTERNALLY

Paved hard standing/ drive way leading to

### ATTACHED GARAGE

16'8 x 12'8 max (5.08m x 3.86m max)

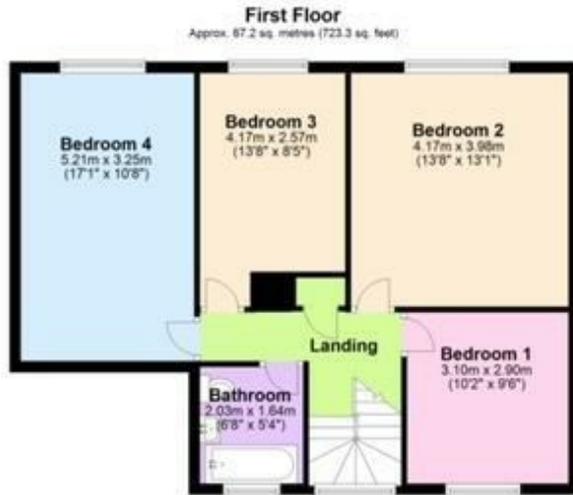
with up and over door. Gas and electric metres.

### GARDENS

Front lawned garden and steps down to front entrance door.

Side pedestrian path leading down to rear garden with raised paved patio, shrubs, lawn and flower borders.





Total area: approx. 154.2 sq. metres (1660.0 sq. feet)  
 The Floor plans are for guidance only.  
 Plan produced using Planity.

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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	82

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	69	78

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