



1 Bedroom Quad House
Ty Twt, 1 Clos Gwilym Llanbadarn Fawr
Aberystwyth, Ceredigion. SY23 3GA

ASKING PRICE: £169,950
www.iestynleyshon.com



Tŷ Twt, 1 Clos Gwilym, Llanbadarn Fawr, Aberystwyth, SY23 3GA

The accommodation offers a modern and open layout centred around a refreshingly light living area with open plan kitchen and ground floor cloakroom, whilst upstairs there is a wonderful open plan bedroom with separate shower room. The location is excellent, providing convenient access (both pedestrian and vehicle) to not only the town, but a whole host of retail amenities and facilities. To sum up this a fantastic efficient property loaded with contemporary style and absolutely perfect for those first timers looking for a stress free modern home or maybe a perfect weekday crash pad for transient professionals. Allocated parking to front. The property was built in the early 2000 of traditional brick and block cavity wall construction. The main walls support a pitched roof laid with tiles.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

Upvc double glazed front entrance door leading to

Open plan living area 4.95m x 3.05m

Window to front and side, 2 double panel radiators, 3 twin power points, tv points, feature glazed banister staircase to first floor, door to

Toilet

With low flush WC, wash hand basin, tiled floor, understairs storage cupboard, double panel radiator.

Kitchen area 2.81m x 1.94m

With range of modern fitted units comprises of 3 base cupboard, 3 drawer cupboards, worktops above incorporating a single drainer sink, 4 ring gas hob and built in electric oven, plumbing for automatic washing machine, ample power points, window to side, 3 twin power point, cooker control, extractor fan.

FIRST FLOOR

Approached by easy rise staircase to

Open plan main bedroom 5.00m x 4.96m

With window to front and side, 3 panel radiators, 5 twin power points, tv points, ceiling down lights, store cupboard housing wall mounted boiler which heats hot water and central heating, door to

En-suite

Shower cubicle, low flush wc, pedestal wash hand basin, double panel radiator, fully tiled walls and floor, ceiling lights.

Outside

To front, off street vehicular hard standing. Occupies a corner plot with open plan lawn garden.

Services

Mains electric, gas, water and drainage connected.

General

This is an excellent opportunity of purchasing a conveniently located house on a popular residential estate, close within level walking distance to the town centre with good links and connections to local employment. For further details apply to Iestyn Leyshon on 01970 626585 who will be pleased to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		79	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			