



5 Pentre Bont, Aberystwyth SY23 4UE

Asking price £169,950



Padarn Property are excited to offer a charming traditional home in the ever-populating village of Llanfarian, just a short 10-minute drive from the vibrant seaside town of Aberystwyth. This delightful mid-terrace property offers the perfect blend of tranquility and convenience, ideal for those seeking a peaceful retreat with easy access to amenities.

Step inside to discover a cozy interior boasting three bedrooms, providing the perfect opportunity for a first time home. The property presents an excellent opportunity for those with a keen eye for design, as it awaits a small modernisation to unlock its full potential.

Outside, a quaint rear garden awaits, providing a peaceful outdoor retreat for enjoying the fresh Welsh air.

Conveniently located just a short drive from Aberystwyth, residents will enjoy easy access to a wealth of amenities, including shops, restaurants, and leisure facilities. Whether you're strolling along the promenade, exploring the town's historic landmarks, or indulging in fresh seafood by the sea, Aberystwyth offers something for everyone to enjoy.

Don't miss your chance to make this charming property your own and create the home of your dreams. Schedule a viewing today and start imagining the possibilities!



Porch

Enter uPVC front door into small porch with door to right leading to living area

Sitting Room

12'2" x 15'5" (3.71m x 4.70m)  
Living room consists of wood effect lino flooring, 3 ceiling mounted light fittings, wooden fireplace, uPVC double glazed windows, double panelled radiator, TV aerial, telephone socket. Living area has door leading to kitchen diner.

Kitchen/ Dining Room

11' x 15'5" (3.35m x 4.70m)  
Kitchen consists of a range of traditional wooden fitted eye and base level units, oven, gas hob, boiler, double bowl stainless steel sink and drainer, tiled splashback from counter to eye level units, wood effect lino, twin uPVC double glazed windows, double panelled radiator. Kitchen has wooden staircase leading to the hallway on first floor and a glass wooden door leading to utility room.

Utility Room

11'6" x 7'2" (3.53m x 2.19m)  
Utility room consists of tiled flooring, 2 twin uPVC double glazed windows, electric sockets, water drainage for washing machine, single ceiling mounted light fitting. Utility room has a single glazed glass and wood door leading out to the rear garden.

Hallway and Stairs

Hallway consists of wooden staircase, 2 wooden banisters. Stairs lead to hallway on first floor leading to master bedroom on right, bathroom straight ahead. second and third bedroom on the left on bathroom.

Bedroom 1

11" x 12'6" (3.35m x 3.81m)  
Master bedroom consists of oak door, wood effect lino flooring, fitted over bed storage, fitted wardrobe and draws, twin uPVC double glazed window, single ceiling fan and light fitting, single panelled radiator, TV aerial. Window overlooks rear garden.

Bathroom

Bathroom consists of tiled flooring, free standing bath with electric shower,, floor to ceiling tiled walls, mosaic splashback tiles, single wall mounted ceramic sink, fitted under sink storage units, low level flush WC, heated metal towel rail, fitted wall mirror.

Bedroom 2

9'7" x 7'3" (2.94 x 2.22)  
Second bedroom consists of uPVC double glazed window, wood effect laminate flooring, TV aerial.

Bedroom 3

9'4" x 8'4" (2.86 x 2.55)  
Third bedroom consists of uPVC double glazed window, wood effect laminate flooring, TV aerial, single panelled radiator, build-in wooden storage cupboards.

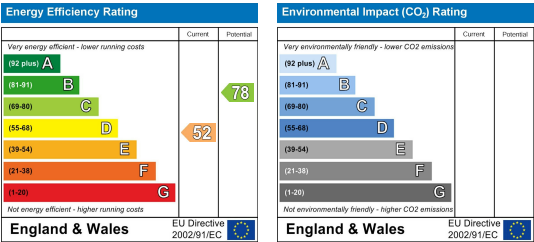
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.