



**Llys Dafydd, 9 Banadl Road,
Aberystwyth SY23 1NA
Guide price £275,000**

A beautifully presented, recently refurbished 2/3 bedroomed terraced house in a sought after residential area with rear courtyard.

We have the pleasure of offering Llys Dafydd for sale, without a doubt one of the most outstandingly presented town properties to come on the market this year. A refurbished yet characterful, "turn key" property well worthy of inspection. Early viewings highly recommended.

Banadl Road is situated on the Buarth which is a popular residential area convenient to Aberystwyth town centre and to Major employers such as the University, National Library of Wales and Bronglais hospital.

Aberystwyth is an important Mid Wales market town which has a good range of both social, leisure and educational facilities in addition to the existing local and national retailers.

Tenure

Freehold.

Services

All mains services connected. Fully double glazed throughout.

Council Tax Band

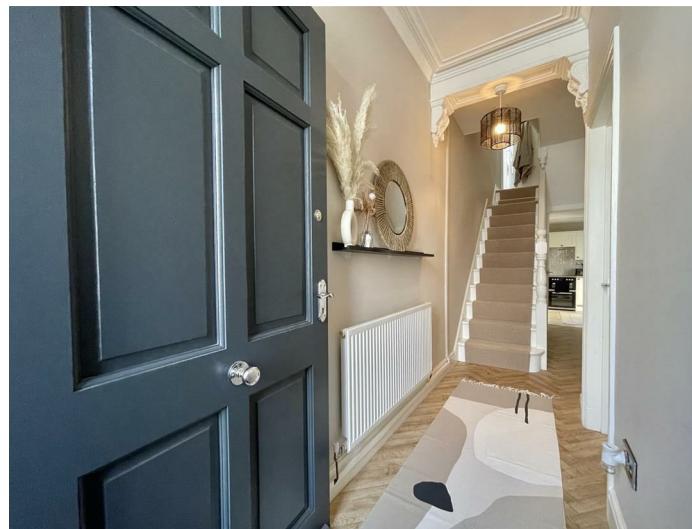
Viewing

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

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

Porch

Internal Entrance Door to Reception Hallway



With herringbone flooring, radiator, original feature alcoving, stairs to first floor accommodation and doors to

Open Plan Living Dining Room



A stunning, bright and spacious open plan living dining area.

Living Area



With exposed wooden flooring, bay window to fore, feature fireplace and wall fitted lighting. Arched opening to

Dining Area



With exposed wooden flooring, radiator and French doors to the rear external courtyard.

Kitchen



A modern shaker style unit fitted kitchen

comprising of base and eye level units, wood effect worktop, tiled splashbacks and sink with mixer tap. Electric fitted oven and hob with integrated extractor fan hood over. Appliance spaces, radiator and window to side. Door to



Utility Room

With door to external rear and appliance spaces.

First Floor Accommodation

Bathroom



A gorgeous bathroom comprising of a free standing bath tub, corner shower cubicle, wc and wash hand basin. Radiator, window to rear & side and velux window.



Bedroom 2



A double bedroom with window to rear with far reaching views and radiator.

Bedroom 1



A beautiful spacious master bedroom with two large windows to fore and radiator.

Loft Room (Potential Bedroom 3)



The perfect office/study or potential bedroom conversion with superb views over Aberystwyth as highlighted in the photograph!



Stairs up to

Externally

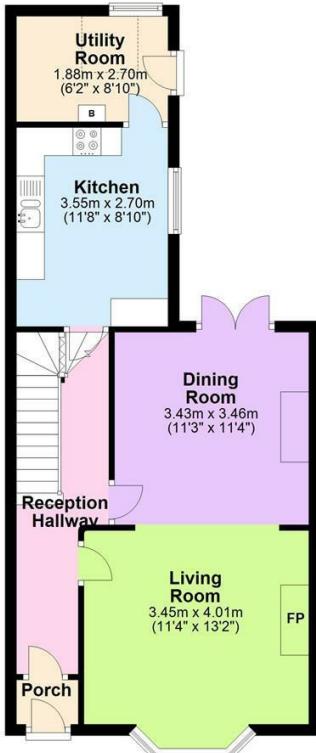


With access from the utility room and/or dining room, a lovely south facing rear courtyard. The perfect bbq spot, outdoor seating area and ample room for bins/bikes etc.

Directions

Proceed north up North Parade and Northgate St before turning right onto Llanbadarn Rd, Turn first right (at the cross roads) and proceed up the hill taking the first turning right onto Banadl Rd where Llys Dafydd can be seen sign posted on the left hand side.

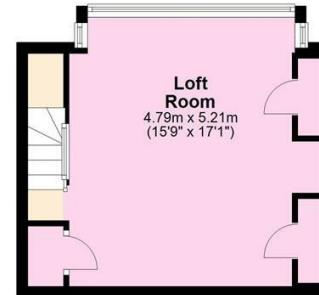
Ground Floor
Approx. 51.6 sq. metres (555.5 sq. feet)



First Floor
Approx. 45.6 sq. metres (491.3 sq. feet)



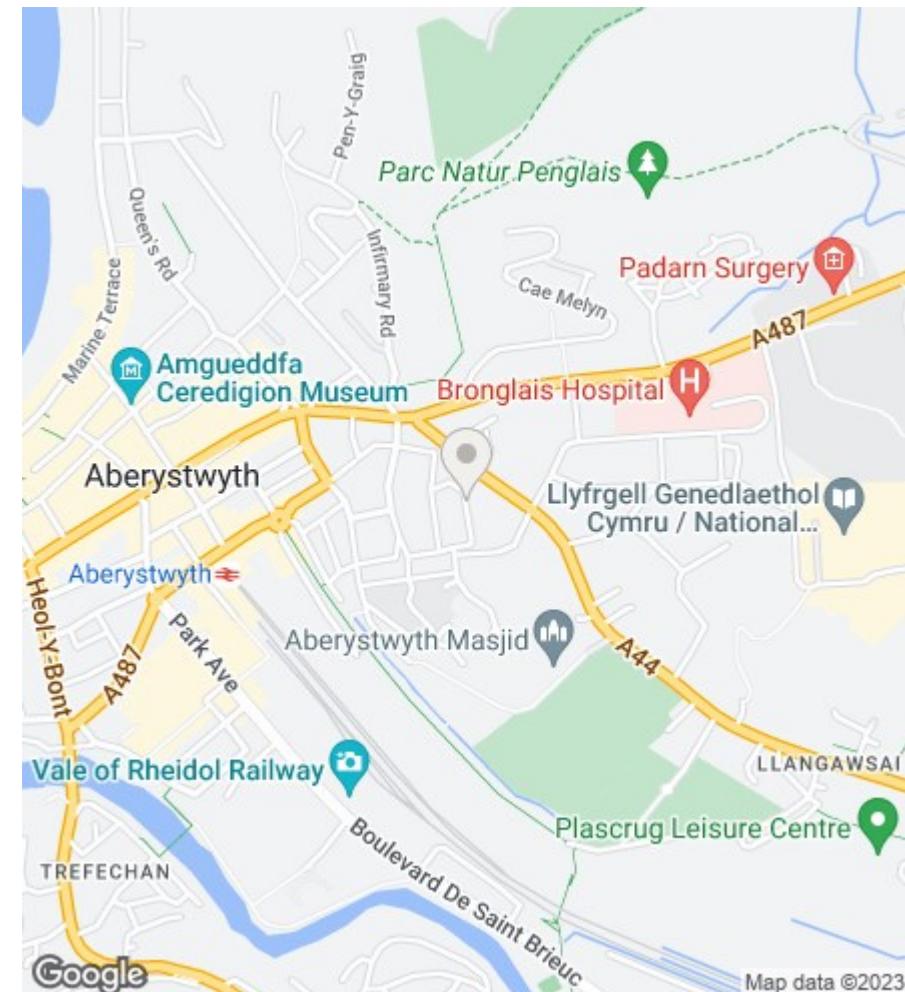
Second Floor
Approx. 24.0 sq. metres (258.1 sq. feet)



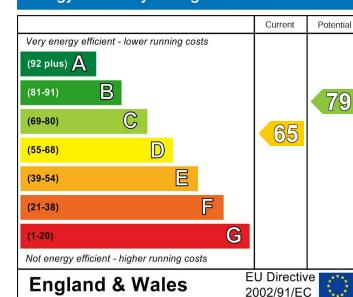
Total area: approx. 121.2 sq. metres (1304.9 sq. feet)

The floor plans are for guidance only.
Plan produced using PlanUp.

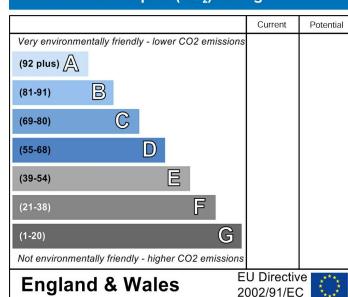
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

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