



34 GLAN RHEIDOL

Llanbadarn Fawr | Aberystwyth | Wales | SY23 3GG

FINE & COUNTRY

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We are pleased to offer this delightful family home. A three bedroom 2 bathroom semi detached property on the fringes of Aberystwyth, a vibrant and unique, seaside town.

The property has been skilfully renovated to offer modern living for the next owners.

There are many schools, shops and public transport links within a mile distance. There is a good sized garage and off road parking for vehicles.

Upstairs there are sharps fitted wardrobes and all aspects of modern living are visible. Including an en-suite to the main bedroom.

The current owners have added a wonderful conservatory to make the most of the landscaped gardens to the rear.

Situated in a suburban setting with urban links this house offers the best of both worlds. Pendinas to the front for picturesque walks and the Welsh assembly building to the rear for a sense of being in the heart of Wales.

Vendor Interview:

Why did we buy this house?

When we found out we were expecting our first child it was time to move out of our small flat and into a family home. We had been looking in the Aberystwyth area and loved the location of Glan Rheidol, close enough to walk into town but far enough out for it to be quiet. Nursery, schools and shops nearby and even a small park around the corner - it was the perfect location. The house was well built with spacious bedrooms and a great downstairs layout for family living.

It's been a perfect first family home, during the covid lockdowns we added a conservatory to give us more space and open up the downstairs.

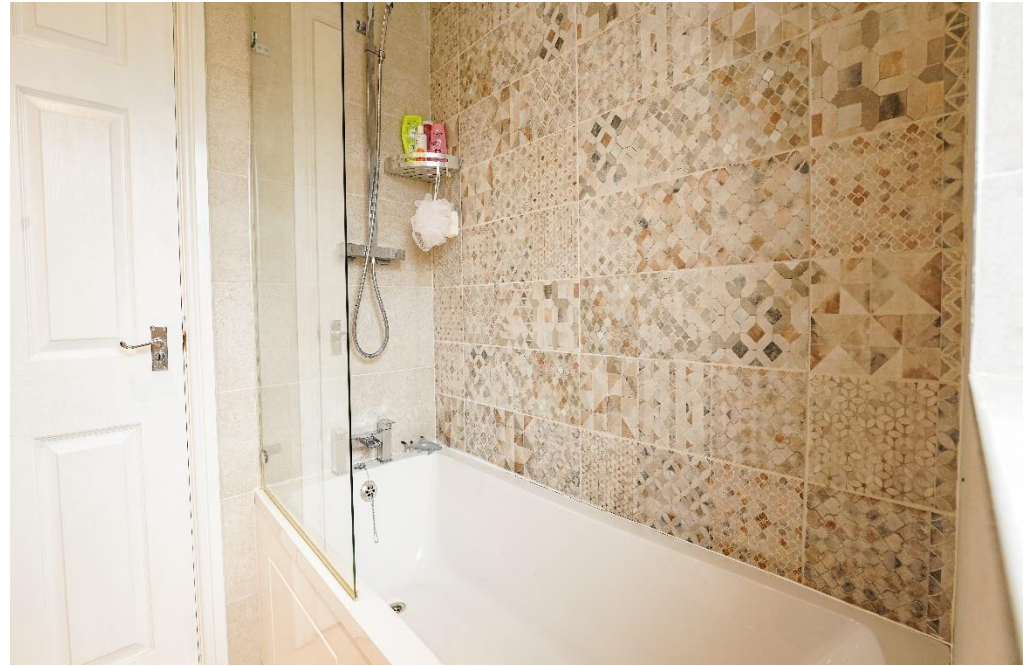
Why are we moving?

With both of us working from home, we have decided we need more space and we are looking to move out of town to a more rural setting. We will really miss the lovely sense of community here on the estate



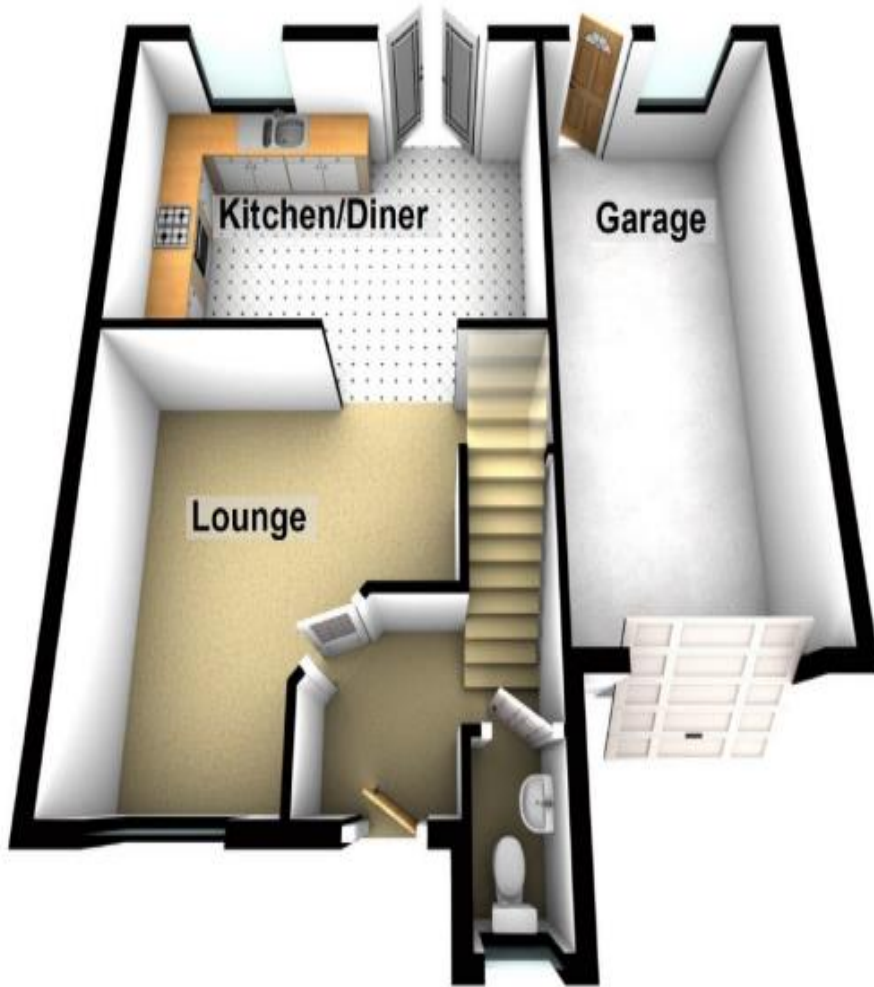








Ground Floor



First Floor





Fine & Country West Wales

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