



**Troedyrhiw , Llanilar**  
**Aberystwyth Ceredigion SY23 4NR**  
**Guide price £385,000**



A charming and characterful detached 3 bedroomed property with lovely south facing rear garden and driveway with ample parking.

This country cottage styled home has been very well maintained and loved by the current owners for over 20 years. Troedyrhiw has well laid out accommodation as highlighted on the floorplan and the property is well worthy of inspection. Take a look at the drone photographs to appreciate the setting surrounded by natural countryside beauty and convenience to the main A485 to Aberystwyth.

The picturesque property is situated on the outskirts of the village of Llanilar, providing for local amenities of village store, doctors surgery and primary school. The university and market town of Aberystwyth is some 7 miles travelling distance on the coast, the town having a good range of both social, leisure and educational facilities.

#### TENURE

Freehold.

#### SERVICES

Mains water and electric. Oil fired central heating and private drainage.

#### VIEWING

#### COUNCIL TAX

Band F.

#### Front Open Porch

#### Entrance Door

Into

#### Reception Hallway



With original stone flooring, exposed stone walls, cloak cupboard, oak staircase to first floor accommodation and doors to



#### Lounge



A cosy yet spacious living area with windows to rear and fore, exposed stone wall, radiator and inglenook fireplace with stone surround and wooden beam above on tiled hearth.



## Kitchen



Comprising a solid wood fitted kitchen with traditional styled base and eye level units, sink, fitted oven and hob over with appliance spaces and window to side & fore. Tiled flooring, exposed beamed ceilings, radiator and door to

## Utility Room



With kitchen matching base level units, stainless steel sink, window to fore and appliance spaces. Door to

## Conservatory Sunroom



Overlooking the private garden, an addition to the living/dining area with rear external door.

## From Reception Hallway

## Downstairs WC



With wc, wash hand basin, radiator and obscured window to rear.

## First Floor Accommodation

## Landing



With windows to rear and doors to

## Bathroom



A mixture of modern and traditional bathroom comprising a corner shower cubicle with panelled surround, large corner wooden panelled bath tub and tiled splashbacks. Wc, wash

hand basin set in vanity unit, mirror above and window to side.

## Bedroom 3



A commodious third bedroom with windows to fore & side and radiator.



## Bedroom 2



Another spacious double bedroom with window to fore.

## Master Bedroom 1



A sizeable master bedroom with window to side and fore.

## Externally



To the front of the property, a tarmacadmed driveway with room for ample vehicles (as seen in the drone photographs) and access to side attached storage room/shed.

Gated access to the side enclosed stone seating area or additional parking with open log store.



To the rear steps and path leading to top lawned garden with patio seating area and outbuilding/shed.



## Directions

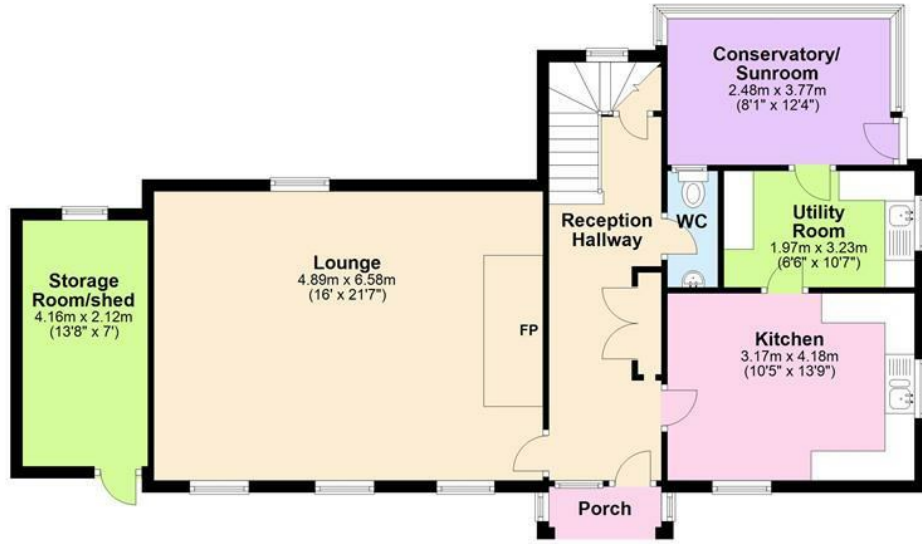
From Aberystwyth take the A487 coastal trunk Road South to Llanfarian. Turn left onto the A485 to Tregaron Road and proceed toward the village of Llanilar for approximately 2 and a half miles and Troedyrhiw can be seen on the right hand side.





### Ground Floor

Approx. 89.2 sq. metres (959.6 sq. feet)



### First Floor

Approx. 68.5 sq. metres (737.5 sq. feet)



Total area: approx. 157.7 sq. metres (1697.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Troedyrhiw, Llanilar



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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