



Westbrook , Llanrhystud
Aberystwyth Ceredigion SY23 5BN
Guide price £325,000



Situated in the heart of the village a commodious detached traditional 4 bedroomed home with large garden.

The property enjoys a most favourable location at this popular coastal village within walking distance of all local amenities which are on offer to include garage/general stores, post office, Public house, Church and Primary school. There is a regular bus service from the village to the university town of Aberystwyth which is 9 miles to the North and to the Georgian harbour town of Aberaeron which is a similar distance to the south. Both the afore mentioned towns have a wider range of amenities to include secondary schools. Llanrhystud beach is well within walking distance from the property.

Westbrook is in need of modernisation but has the benefit of off road parking, garage, oil fired central heating and large garden. The property retains original features which include ceiling mouldings, feature archway, timber picture rails and architraves, panelled doors and Bakelite doorknobs.

Tenure

Freehold

Council Tax

Band F

Services

Mains electricity and water, private drainage.

Viewing

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

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

Ground Floor

Front half glazed entrance door to

Reception Hallway

Stairs to first floor accommodation, feature archway, under stairs storage cupboard, radiator. Doors to

Living Room

14'8 x 11'8 (4.47m x 3.56m)



With bay and side windows, fireplace and radiator.

Dining Room

11'9 x 13'4 (3.58m x 4.06m)



With bay window, fireplace and radiator.

Sitting Room

11'7 x 9'6 (3.53m x 2.90m)



With windows to rear and side, recess cupboard, radiator.

Kitchen

12'3 x 10 (3.73m x 3.05m)



Comprising of 1½ bowl stainless steel sink unit. Base units

with built in electric cooker and 4 ring Calor gas hob, appliance spaces and worktops over. Eye level units. Tiled splashbacks, cooker point, radiator and quarry tiled floor. Window to rear.

Inner Hallway with door to side and door to

Shower Room

6 x 5'7 (1.83m x 1.70m)

Shower cubicle with TRITON shower, WC and wash handbasin, radiator & obscured window to rear.

First Floor



Galleried landing with access to insulated and boarded roof space and doors to

Bedroom 1

11'6 x 13'4 (3.51m x 4.06m)



With bay and side windows. Feature fireplace and radiator.

Bedroom 2

12'1 x 9'8 (3.68m x 2.95m)



With windows to side and rear, feature fireplace, radiator and wash handbasin.

Bedroom 3

9'9 x 7'4 (2.97m x 2.24m)



With window to rear and radiator.

Bedroom 4

13'4 x 11'5 (4.06m x 3.48m)



With bay window, feature fireplace and radiator.

Bathroom

6'6 x 6'6 (1.98m x 1.98m)

Comprising of bath with redring shower over. Wash handbasin, large cupboard, radiator, tiled walls and obscured window to rear.

the left hand side immediately after the post office and Lampeter turning.



Separate WC with radiator.

Externally

Gated front vehicular access to paved hardstanding leading to

Detached garage 10 x 16 approx with attached garden shed 10'7 x 5'6

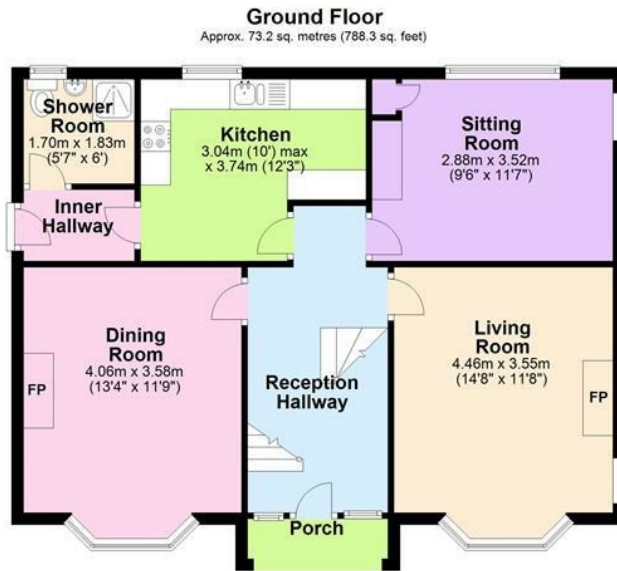
Front and side lawned garden with shrubs, flower garden & feature pond.

Grant freestanding oil fired central boiler (2022) large rear garden well stocked with fruit trees and bushes, raised flower beds and shrubs.

Directions

From Aberystwyth take the A487 coastal trunk road South to Llanrhystud. Westbrook is denoted by a for sale board on

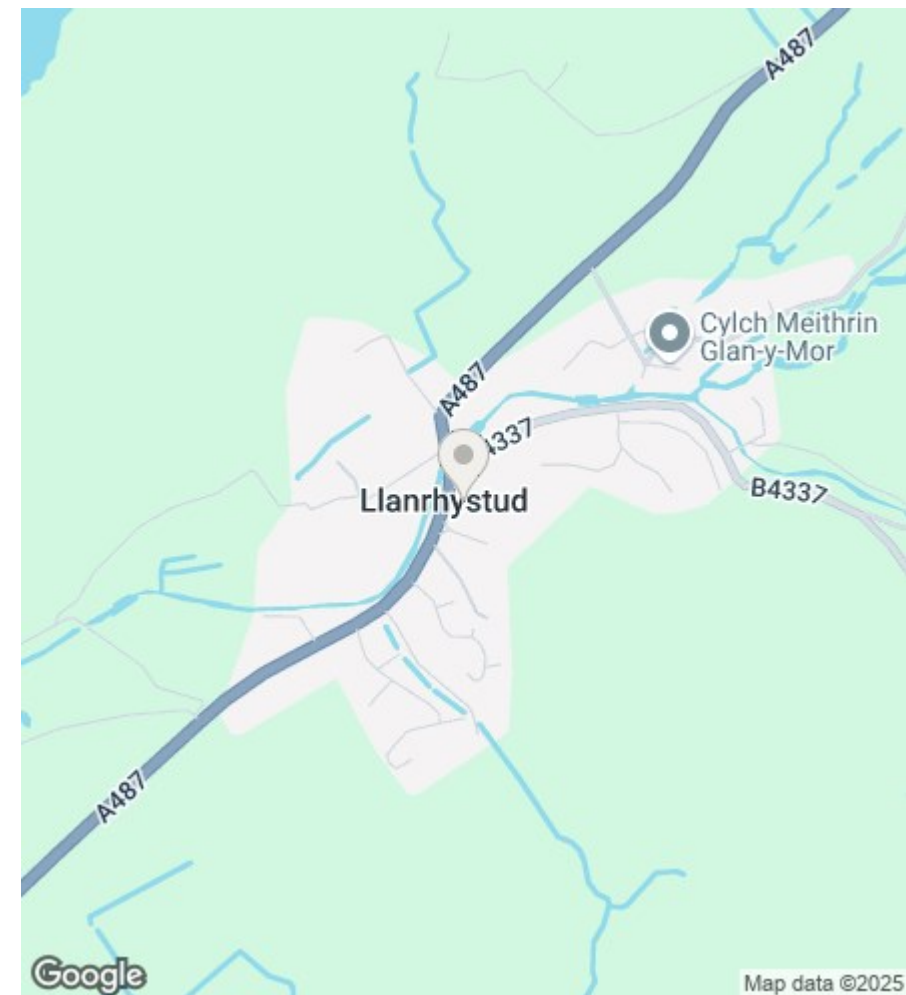




Total area: approx. 146.2 sq. metres (1573.5 sq. feet)

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.

Westbrook, Llanrhystud



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
	53	
England & Wales		EU Directive 2002/91/EC

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