



Offers in Excess of £425,000

Nestled on the edges of Snowdonia National Park and with the upper reaches of Dulas Valley providing a picture postcard backdrop, Bryn Llwyd Mawr offers that archetypal slice of rural Wales that we all hold so dear. This picturesque property sits in its own generous grounds and having been recently refurbished really is a beautiful family home in the making, offering a decent kitchen, study / utility, sitting room, snug lounge, conservatory, three bedrooms and bathroom. There are a number of nearby local attractions such as a steam railway and railway museum, mine exploration tours, a craft centre, a centre for alternative technology and the famous King Arthur's Labyrinth, plus for the more intrepid explorer there are the peaks Cader Idris to conquer. So to sum up if you are keen to sample the joys of a typically beautiful and unspoilt Welsh setting..... we await your call

10 Chalybeate Street, Aberystwyth, Ceredigion, SY23 1HS
Tel: 01970 636729 Email: sales@lhj-property.co.uk

Accommodation Comprises

The property is entered via timber door with glazed panel to

Hall

Stairs rising to first floor. Understair cupboard. Telephone point subject to BT regulations. Panelled radiator

Doors off to:

Sitting Room

Double glazed window to front elevation. Further double glazed window to side elevation. Inset fireplace with slate hearth featuring multi-fuel stove. Two double panelled radiators. Alcove cupboards. Power points

Snug Lounge

12'0" (3.66m) x 10'0" (3.05m) Max Double glazed window to front elevation. Original fireplace with timber surround. Power points

doorway to:-

Conservatory

19'0" (5.79m) x 13'6" (4.11m) Double glazed PVCu windows to three elevations. Pair of double glazed french doors to rear elevation. Power points

Dining Room

Double glazed window to rear elevation. Power points. Panelled radiator. High level cupboard housing consumer unit

Kitchen

17'6" (5.33m) x 9'6" (2.9m) Two double glazed windows to rear elevation. Double glazed `Velux` window.. Vaulted ceiling. Exposed `A` frame and beam. Range of base and eye level units in oak with roll top work surfaces over. Range cooker having stainless steel extractor canopy over. Single bowl, single drainer sink unit. Space and plumbing for washing machine and dishwasher. Panelled radiator. Power points.

Side Hall

Tiled floor. Double glazed window to side elevation. door to:-

Cloakroom

Double glazed window to side & rear elevations. Tiled floor. Suite comprising low flush wc and pedestal wash hand basin. Panelled radiator.

FIRST FLOOR

Stairs rise with timber balustrade from entrance hall to:





Landing

Double glazed window to front elevation. Timber balustrade. Exposed timber floor. Power point. Access to loft space. Partially vaulted ceiling

Doors off to:

Bathroom

12'0" (3.66m) x 8'0" (2.44m) Double glazed window to rear elevation. Suite comprising low flush wc, pedestal wash hand basin and panelled bath. Separate glazed shower cubicle with mixer shower. Half ceramic wall tiling with border. Exposed timber floor



Bedroom Three

15'0" (4.57m) x 8'0" (2.44m) Double glazed window to side elevation. Panelled radiator. Partially vaulted ceiling. Exposed timber floor

Bedroom Two

12'6" (3.81m) x 10'0" (3.05m) Double glazed window to front elevation. Partially vaulted ceiling. Panelled radiator. Power points. Built-in alcove closet



Bedroom One

15'0" (4.57m) x 10'0" (3.05m) Double glazed window to front elevation. Partially vaulted ceiling. Panelled radiator. Power points.

Outside

The property is approached through a gate with private driveway leading to the side of the house and parking area. Here there is a timber built garage with adjoining timber built workshop /store, timber built garden shed, corrugated metal log store and oil tank. To the rear and side there are lawned areas with herbaceous borders and young trees, whilst the main garden lies to the front, again laid to lawn featuring a variety of shrubs and planted borders displaying an array of seasonal colour. access to storage basement beneath conservatory



Services

Mains electricity and water are connected with private drainage. Oil fired central heating

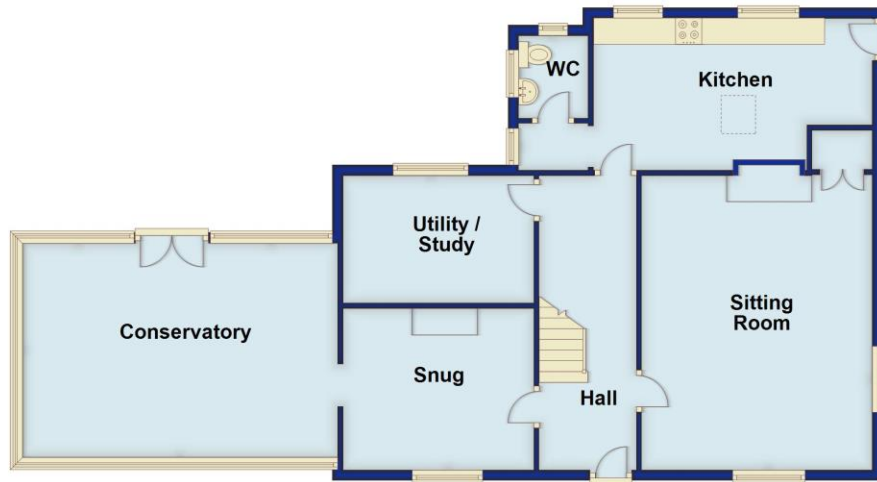
Council Tax: Band (E)

Money Laundering Regulations

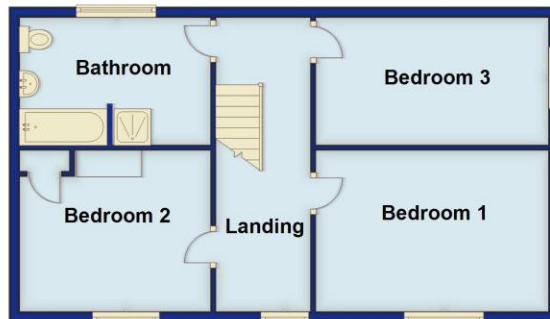
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill.



Ground Floor



First Floor



- Detached Period Home
- Beautiful Rural Setting
- Elevated Views
- Three Bedrooms
- Recent Interior Refurbishment
- Gardens

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 