



Price £315,000

1840 Double Fronted Extended 4/5 Bedroomed property of character rarely available in the centre of this popular village with good outdoor space and beautiful large walled garden and invaluable off road Parking with Driveway (unique on this strip of road) and Workshop. Potential to modify workshop into holiday rental apartment/ granny-flat. Offering flexible family accommodation layout with third Reception/Fifth Bedroom downstairs, four bedrooms upstairs, and recent Modern Kitchen/Diner with patio door to Courtyard. The coastal village of Llanrhystud enjoys easy access onto the beach and lies some 9 miles equal distance to the University town and seaside resort of Aberystwyth and the popular Georgian Harbour town of Aberaeron

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Situation and Location

The property is ideally situated in a central village location close to the local shop and public house and lies on the Llanrhystud/Lampeter road via Talsarn. The main A487 coast road connects equal distance of nine miles to the neighbouring towns of Aberystwyth and Aberaeron. The University town and seaside resort of Aberystwyth and offers excellent social, educational and shopping facilities with public transport to all parts. Llanrhystud is a popular village which boasts a comprehensive range of amenities to include mini supermarket, petrol filling station, primary school, leisure centre with 18 hole Golf course public house and place of worship. The beach is within level walking distance and is a popular pebble beach with access onto the coastal path.

Construction

The property is built of solid stone walls with rendered external elevations. The main walls support a pitched roof laid with slates. Windows are of replacement low maintenance white uPVC double glazed casements. The property was extended in 1975. Exuding character, there are beamed ceiling, some stripped doors and exposed floorboards, stripped doors, dado rail, stone fireplaces to name a few.

Entrance Hall

With parquet floor, panelled radiator. Under stairs Cupboard. Fan light above timber door.

Lounge

12'5" (3.78m) x 14'10" (4.52m) Feature fireplace with tiled hearth and stove fire. Beamed wall and ceiling. Window to front, exposed floorboards, Three wall lights, Panelled radiator. Door to:

Kitchen/Diner

8'3" (2.51m) x 21'5" (6.53m) Refurbished in 2017. Fitted kitchen range with ten wall cupboards, six base cupboards and drawer units with worktop above incorporating stainless steel sink unit, plumbing for dishwasher/washing machine, appliance space and cooker space with filter hood above, cream tiled surround red tiled floor. Upvc door to side Driveway.

Dining Area with painted timber panel walls, shelved recess, wall lights, laminated floor, panelled Radiator. Patio door to Courtyard and Garden

Living Room

13'4" (4.06m) x 19'3" (5.87m) Feature Stone wall with fireplace with stove heater, illuminated Recesses, window to front, laminated floors, Three wall lights, Panelled radiator. Door to Kitchen. Double opening with down lights and double Doors to

Guest Bedroom 4

12'11" (3.94m) x 13'3" (4.04m) Window to side, panelled radiator. Leads to:

Utility/Boiler Room

Suitable as Shower room. Oil Fired Boiler which heats hot water and central heating. Plumbing for washing machine. Window to side, laminated floor, panelled radiator.

Toilet

With low flush W.C., wash hand basin, tiled floor,



FIRST FLOOR



CENTRAL LANDING

Bright well lit. Approached by spindle Turned Staircase

Main Bedroom

12'5" (3.78m) x 12'3" (3.73m) Window to front, exposed floorboards, 2 double fitted wardrobes with cupboards above, panelled radiator.

Study

10'1" (3.07m) x 6'8" (2.03m) Window to front, shelves.

Front Bedroom

9'3" (2.82m) x 14'2" (4.32m) Window to front, panelled radiator.

Airing Cupboard

Rear Bedroom

7'3" (2.21m) x 0" (0m) Window to rear overlooking garden, panelled radiator.

Bathroom

Pink Suite with panelled bath with shower over and bi-folding shower screen, white tiled splash back, low flush W.C., pedestal wash hand basin with shaver light unit over, central shelf, window to side. Laminated floor, Panelled radiator.



OUTSIDE

Small front concrete parking area in front of both windows.

Covered Alley

Providing ample off road Parking with front double timber doors and perspex roof. Ideal for drying clothes. Extending to

Courtyard

Large south facing courtyard, concreted, with good space for parking, storage, or conservatory etc if desired. External Cold water tap.



Ground Floor

Approx. 92.0 sq. metres (990.4 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.7 sq. feet)



Total area: approx. 160.8 sq. metres (1731.1 sq. feet)

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

Y Gorlan, Llanrhystud

- Rarely available
- Character
- 3 Receptions
- Walled Garden
- Good Outdoor Space
- Workshop convertable to living space
- Large Patio

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	