



FOR SALE BY PRIVATE TREATY

Quiet semi-rural yet very convenient location. Spacious family house with annex potential. Easily maintainable level lawn garden, separate garage with additional parking.

**BRYNSIRIOL  
LLUEST  
ABERYSTWYTH SY23 3AU**



The property is located between Llanbadarn Fawr and Waun Fawr within easy walking distance to the University, National Library & Hospital. Situated off a quiet country lane surrounded by fields used by the Equestrian department of the University.

*Vendor Likes:*

Peaceful location  
Sunny setting  
Very spacious living room  
Annex possibility

*Agent Likes:*

Semi rural surroundings  
Quality kitchen & bathroom  
Easily maintainable garden  
Detached garage with parking

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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**  
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**  
**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **Brynsiriol, Lluest, Aberystwyth, SY23 3AU**

### **RECEPTION HALL**



**9' 6" x 16' 8" (2.9m x 5.08m)**

Approached via oak front door. Light & spacious attractive Milton style tiled floor. Oak style staircase to first floor. 2 x double central heating radiators. Door to kitchen. Door to lounge. Oak style panelled doors off.

### **KITCHEN/BREAKFAST ROOM**



**10' x 15' 3" (3.05m x 4.65m)**

Modern fitted base and wall units with soft close doors and marble effect work top. Inset 1 ½ bowl sink unit. Inset 4 ring ceramic electric hob with extractor over. High level Neff electric oven with Sharp microwave over. Integrated fridge. Contrasting bevelled edge splash back wall tiling and counter top lighting. Curved cornice. Double central heating radiator. Ceramic tiled floor. Double window aspect.

### **UTILITY ROOM**



**10' x 6' 4" (3.05m x 1.93m)**

Colour coded 1 ½ bowl inset sink with drainer. Plumbing for washing machine. Space for freezer. Worcester oil combi boiler. Fitted storage cupboards. Continuation of tiled floor. Door to rear garden.

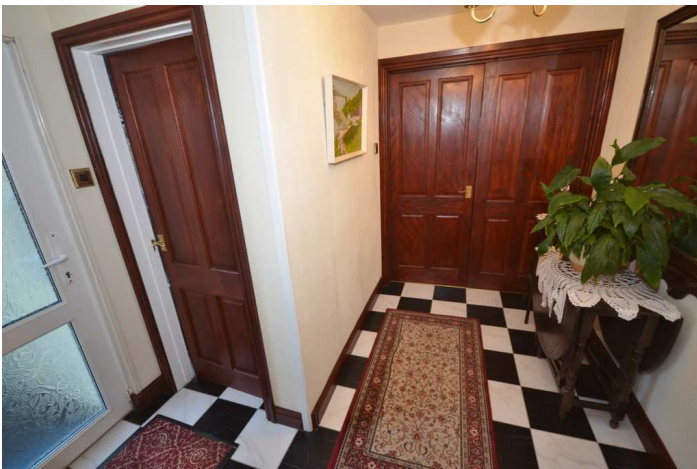
## LOUNGE/DINING ROOM



**20' x 22' 6" (6.1m x 6.86m)**  
max 'L' shaped

Moulded cornice. Attractive open Adam style marble effect fireplace with raised hearth. 2 x double central heating radiators. Front and two rear picture windows with garden and field aspect to rear.

## INNER HALL



(possible Granny annex)  
Black & white inlaid floor. Door to rear.

## CLOAK ROOM



**5' 2" x 6' 4" (1.57m x 1.93m)**

Continuation of tiled floor. Low flush WC: Pedestal wash hand basin. Fully tiled walls (room for shower). Central heating radiator.

#### **STUDY/BEDROOM 4**



**8' 8" x 16' (2.64m x 4.88m)**

Double central heating radiator. Fitted wardrobe. Curved cornice.

#### **FAMILY/LIVING ROOM**



**16' 8" x 22' (5.08m x 6.71m)**

approached via double doors off hall. Double window aspect. Vaulted open ceiling. 2 x double central heating radiators. Chimney breast feature with mahogany style fireplace surround, electric coal effect open fire with raised slate hearth.

#### **FIRST FLOOR**

#### **GALLERY LANDING**

Access to loft

## **MASTER SUITE**

### **DRESSING ROOM**



**12' 2" x 9' (3.71m x 2.74m)**

Central heating radiator.

### **BEDROOM**



**8' 7" x 17' 4" (2.62m x 5.28m)**

Front & rear windows with views.  
Double central heating radiator. Eaves storage cupboard. Loft access.

### **BEDROOM 2**



**10' x 17' 3" (3.05m x 5.26m)**

Front and rear window aspect. Double central heating radiator. Eaves storage cupboard.

### **BEDROOM 3**



**12' 2" x 8' (3.71m x 2.44m)**

Rear field aspect. Central heating radiator. Eaves storage cupboard.

### **BATHROOM**



**7' 10" x 8' (2.39m x 2.44m)**

White 3 piece suite comprising spa style bath with direct shower over. Low flush WC: Pedestal wash hand basin. Fitted linen cupboard. Half tiled walls and tiled floor. Curved cornice.

### **OUTSIDE**



Level front lawn garden enclosed by beech hedge with foot access. Shrubs and plants. Apron path around the house, side lawn.

Level rear lawn garden with sun patio adjoining the rear of the dwelling enclosed by evergreen hedge. Gated foot access to lane. Exterior sensor lights.

### **GARDEN SHED**

**6' x 6' (1.83m x 1.83m)**

**ALUMINIUM GREENHOUSE**

**6' x 8' (1.83m x 2.44m)**

**OIL TANK**

**ADDITIONAL LAND**

to opposite side of lane with  
neighbouring right of vehicular access.  
Parking area to front and rear of garage

**DETACHED MODERN GARAGE/WORKSHOP**



**11' x 20' (3.35m x 6.1m)**

8'4 ceiling height. Up and over door.  
Open trusses. Concrete floor. Two rear  
windows, rear personal door. Block  
walls with brick feature, rendered  
elevation. Pitched slate covered roof.

**SERVICES**

Mains electric & water, Private septic  
tank. Oil central heating. uPVC double-  
glazed windows.

**COUNCIL TAX**

Band 'F'

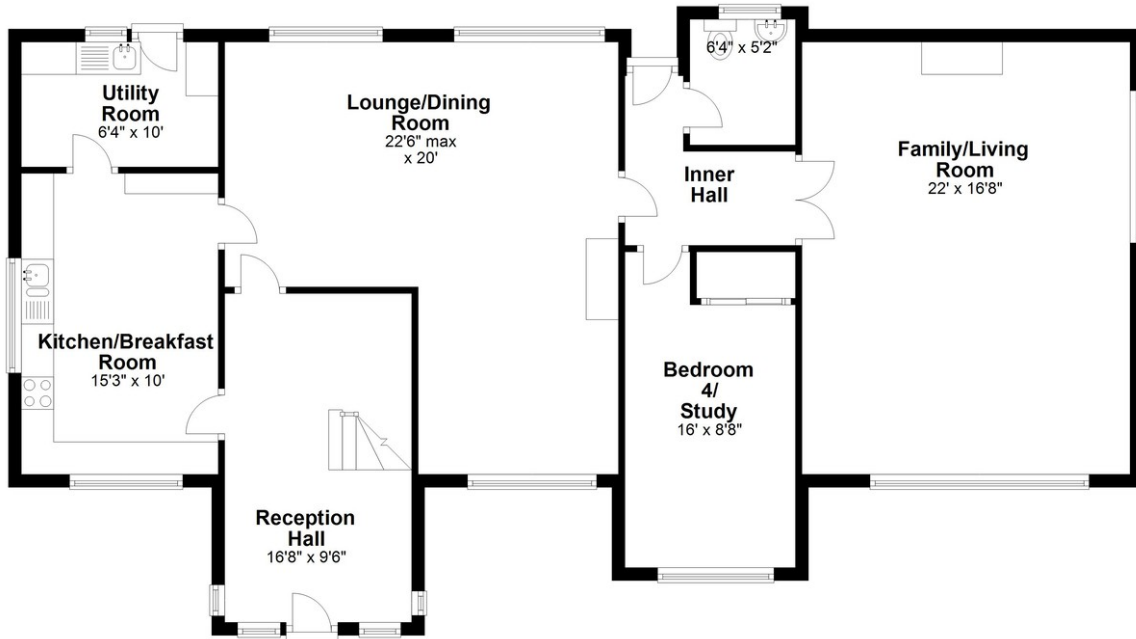
**VIEWING**

Via agent's office  
Jim Raw-Rees & co.,  
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24-hour answer phone

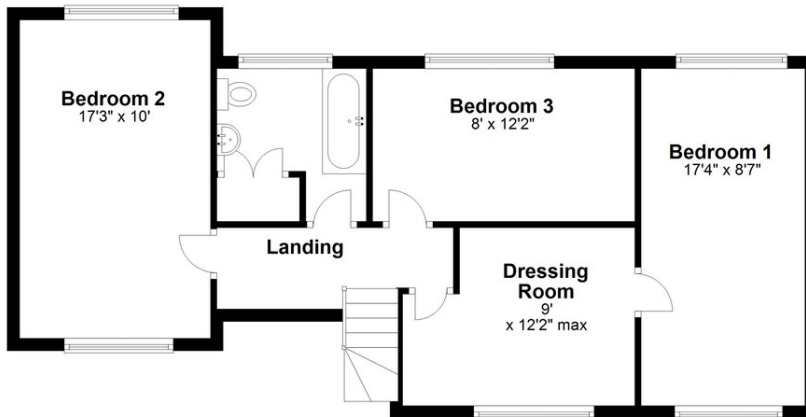
**PRICE:**

**£475,000**

### Ground Floor



### First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.