



FOR SALE BY PRIVATE TREATY

An exceptional modern detached executive Family house with annex appointed to very high standard benefiting from stunning views, to a small rural village only 8 miles from Aberystwyth Town. Comprising 2 Reception Rooms: Living Kitchen/Diner: Utility room: Shower room & w.c.: 5 Bedrooms including annex: 5 bathrooms: Dressing room/study: Detached 4 car garage with electric roller door and studio annex over. Detached garage/workshop: Full double-glazing and oil central heating.

**FRONBRIALLEN
LLEDROD SY23 4TA**



This individual property was built in around 2000 by the builder owner at the time. It has been appointed to an extremely high standard, with solid oak floors, staircase and doors to the ground floor area, handcrafted oak kitchen with granite work surface. Two en-suite bathrooms plus main bathroom with spa bath.. Abundance of fitted storage cupboards. The design is such that takes full advantage of the hillside location, all principal rooms having breath-taking views.

The grounds are laid to tar-macadam parking area with timber sun deck and level lawn with rockeries. The annex is situated over the double detached garage being of a chalet style and fully self-contained. The adjacent workshop/garage is very useful.

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Fronbriallen LLEDROD SY23 4TA

Property is entered under Storm Porch with double-glazed casement door with double glazed side-lights to either side giving access to:-

ENTRANCE HALL:



Imposing entrance with solid oak floor. Matching panelled doors and surrounds & skirting together with solid oak staircase rising to first floor. Coved ceiling. Under stairs cloak cupboard having range of fitted shelving. Attractive pair of glazed casement doors giving access to Lounge.

KITCHEN/DINING ROOM:



27'6 x 15'8 (8.38m x 4.78m)

Very spacious light through room having *Dining area* to the front with picture window taking in the panorama of the delightful countryside. Solid oak floor. Two central heating radiators. The *Kitchen area* is hand made with oak doors and pearl granite work surface. Belfast sink. Integrated Diplomat four ring ceramic hob. Double stainless steel fitted Electrolux fan assisted oven. Glazed sandstone tiled floor. Coved ceiling. Ceiling mounted recessed down lights.



UTILITY ROOM:**8'11 x 6'5 (2.72m x 1.96m)**

Continuation of sandstone tiled floor. Double glazed uPVC window to rear elevation. Opaque double-glazed uPVC casement door to rear elevation. Central heating radiator. Fitted worktop. Space and plumbing for automatic washing machine. Ceiling mounted 'Manrose' extractor fan. Wall mounted RCD.

SHOWER ROOM:

Full mosaic ceramic tiling to walls. Ceramic tiling to floor. Double-glazed uPVC window to rear elevation. Fitted ceiling mounted 'Manrose' extractor fan. Suite comprising low flush w.c.: Wall mounted wash hand basin (h&c): Shower cubicle with glazed screen and door housing mains assisted mixer shower.

LOUNGE:**21'4 x 13'1 (6.50m x 3.99m)**

Light spacious front to back room having stone chimneybreast. Oak floor. Front & rear windows. Double panelled radiator. Glazed casement doors giving access to:-

ORANGERY:**15'5 x 11'9 (4.70m x 3.58m)**

Slated floor. Double-glazed uPVC window to front elevation having views over surrounding countryside, window to rear elevation and two windows to side elevations. Central heating radiator. Vaulted ceiling. French door opening onto side lawn and sun deck.

FIRST FLOOR

GALLERY LANDING:

Double-glazed uPVC window to front elevation having superb views over surrounding countryside. Central heating radiator. Ceiling mounted smoke detector. Stairs rising to second floor. Understairs cupboard. Utility/linen store having central heating radiator and plumbing for washing machine.

BATHROOM:



Opaque double-glazed uPVC window to rear elevation. Central heating radiator. Full ceramic tiling to walls and ceramic tiles to floor. Three ceiling mounted chrome recessed downlights. White suite comprising low flush w.c.: Pedestal wash hand basin (h&c): Jacuzzi bath with central fixed mixer taps.

BEDROOM 2:

13'11 x 11'4 (4.24m x 3.45m)

Double-glazed uPVC window to front elevation with superb rooftop views over the village. Central heating radiator. Communicating door to:

EN-SUITE SHOWER ROOM:

Opaque double-glazed uPVC window to rear elevation. Slate effect flooring. Full ceramic tiling to walls. Central heating radiator. Suite comprising low flush w.c.: Pedestal wash hand basin (h&c): Built-in shower cubicle with glazed screen door housing mains assisted chrome mixer shower.

MASTER BEDROOM:

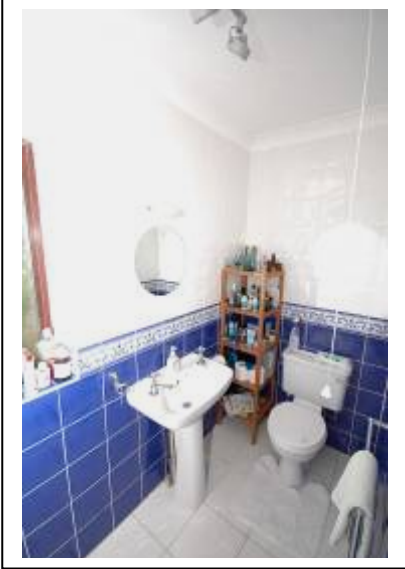


15'8 x 14'2 max (4.78m x 4.32m)

Double-glazed uPVC window to front elevation having superb countryside views. Double glazed uPVC window to side elevation. Central heating radiator. Attractive pair of casement glazed door providing access to:-

DRESSING/STUDY:**8'6 x 11'5 (2.59m x 3.48m)**

Double-glazed uPVC window to side elevation. Range of mirrored doors providing access to his and hers fitted wardrobes having fitted shelf and hanging rail, fitted vanity unit. Communicating door to:-

EN-SUITE SHOWER ROOM:

Opaque double-glazed uPVC window to rear. Full ceramic tiling to walls, and ceramic tiling to floor. Ceiling mounted automatic extractor fan. Suite comprising low flush w.c.: Pedestal wash hand basin (h&c): Built in shower cubicle with glazed door housing mains assisted chrome mixer shower. Central heating radiator.

SECOND FLOOR

Stairs rise and turn to landing having vaulted ceiling to either side. Door to bedroom 3 and opening to:-

STUDY AREA/BEDROOM 4:**11'5 x 9'8 (3.48m x 2.95m)**

Central heating radiator. Fitted shelving. Double-glazed uPVC feature church style window to side elevation providing attractive views. Sloping front and rear ceiling.

ATTIC BEDROOM 3:**18'3 x 9'8 (5.56m x 2.95m)**

Double-glazed 'Velux' window to side elevation. Central heating radiator. Double glazed uPVC arch window to side elevation. Pair of doors to either side providing access to under eave storage. Sloping front & rear ceiling.

OUTSIDE

The property is accessed via rising and turning tar-macadam driveway, having two stone built pillars to the forefront and stone built retaining wall to one side supporting a high level bedded area of attractive plants and shrubs. The driveway then leads to:-

4 CAR GARAGE:**29'1 x 21'8 (8.86m x 6.60m)**

Up and over electric door to front elevation. Two double-glazed uPVC windows to side elevation. Range of fitted shelving. Wall mounted RCD. Floor-mounted 'Worcester Heatslave' 20/25 oil fired boiler.

Front perimeter has post and rail fencing. Space between Garage and shed provides parking for further vehicles. Concreted steps then rise to the rear of the garage providing access to Hobby room/Office over.

To the immediate front of the property, slated steps rise to tar macadam patio area having low-maintenance feature garden and beds with pathway leading to raised decking looking out over the village and surrounding countryside. To the side is a small turfed area with picket fencing and brick-built retaining wall.

**SHED/WORKSHOP/
GARAGE:****37' x 14' (11.28m x 4.27m)**

Concrete floor. Electric light and power. Twin entry electric doors

GRANNY FLAT/ANNEXE:

Located over the garage, External concrete staircase to **studio style flat** comprising Lounge area. Fitted kitchen, shower room with shower & WC.: Separate council tax, Band 'A' and utilities. Currently tenanted producing an income of £575 pcm

SERVICES:

Mains electric, water. Private drainage. Full oil central heating. Fibre internet up to 1600 mbs

COUNCIL TAX:

Band 'G'

VIEWINGS:

Through agent's office: -

Jim Raw-Rees & Co.,
1 Chalybeate Street
Aberystwyth
Ceredigion. SY23 1HS

PRICE:

£450,000

DIRECTIONS

From Aberystwyth take the A487 southbound bearing left in Llanfarian on to the A485. Proceed on this road for approx 5 miles through the village of Llanilar to the village of Lledrod . At the hair pin turn left, the property is then on the left in front of you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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 omission

