



**Haulfan Maes Carrog, Llanrhystud
Aberystwyth Ceredigion SY23 5AL
Guide price £375,000**



A commodious 4/5 bedroomed individually designed detached property with large garden enjoying a private location on the edge of the village.

Eiddo wedi'i gynllunio'n unigol, gyda 4/5 ystafell wely a gardd eang mewn lleoliad tawel ar gyrion y pentref.

We are pleased to offer for sale this well laid out multipurpose family home with large garden. The accommodation is highlighted on the attached floor plan. The first floor secondary lounge could be utilised as the master bedroom or the existing office on the Ground Floor can also be a bedroom if so desired. Maes Carrog is a quiet cul de sac of just 3 properties. Yr ydym yn falch iawn o gael cynnig ar werth yr eiddo teuluol hwn. Mae'r ystafelloedd wedi'u amlygu ar y cynllun llawr sydd wedi'i atodi. Gellir newid yr ail ystafell fyw ar y llawr cyntaf i fod yn brif ystafell wely, a hefyd gellir newid y swyddfa ar y llawr gwaelod i fod yn ystafell wely ychwanegol. Lleolir yr eiddo ym Maes Carrog, sef cul de sac tawel o 3 eiddo.

Llanrhystud is well blessed with local amenities that include a primary school, post office, garage and public house. The popular Penrhos golf and leisure club is also within a short walking distance.

Mae gan Llanrhystud nifer dda o adnoddau lleol gan gynnwys ysgol gynradd, swyddfa bost, gorsaf betrol a thafarn. Mae clwb hamdden poblogaidd Penrhos o fewn tafliad carreg o ganol y pentref.

The university and market town of Aberystwyth is some 9 miles to the North on the A487 coastal trunk road and the Georgian harbour town of Aberaeron is a similar distance to the South. Rhyw 9 milltir i'r gogledd ar yr A487 mae tref farchnad Aberystwyth, sy'n gartref i'r brifysgol, yr ysbyty lleol â'r llyfrgell genedlaethol. I'r de ceir tref harbwr Sioraidd Aberaeron.

Tenure / Daliadaeth

Freehold
Rhydd-ddaliad

Services / Gwasanaethau

Private drainage, mains electricity and water. Some electric heaters.
Carffosiaeth breifat, trydan a dwr o'r brif gyflenwad. Rhai gwresogyddion trydan.

Council Tax / Treth Cyngor

Band ?

Viewing / Ymweliadau

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

Trwy apwyntiad gyda'r unig asiantaeth gwerthu tai; Aled Ellis & Co, 16 Ffordd Y Môr, Aberystwyth. 01970 626160 neu sales@aledellis.com

Haulfan provides for the following accommodation. Attractive features include the laminated exposed wooden floors and galleried landing. All room dimensions have been taken by a wide angle lens digital camera.
Mae Haulfan yn darparu'r eiddo canolynol. Mae'r arweddion deniadol yn cynnwys lloiau pren laminiedig. Mae'r holl luniau o'r ystalloedd wedi'u tynnu gyda lens ongl eang camera digidol.

Ground Floor / Llawr Gwaelod

Front door entrance door to
Drws ffrynt yn arwain i'r

Reception Hallway / Cyntedd

Wooden Floor, cloak cupboard.
Llawr pren, cwpwrdd cotiau.

Inner Hallway / Cyntedd Mewnol

Stairs to first floor, under stairs storage cupboard, electric slimline heater, exposed wooden floor.
Grisiau i'r llawr cyntaf, cwpwrdd dan staer, gwresogydd trydan, llawr pren.

Living / Dining Room. Ystafell Fyw / Ystafell Fwyt

13'1 x 23'3 (3.99m x 7.09m)



Windows to fore, exposed wooden floor. Brick fireplace, Electric Haverland heater. Patio doors to Ffenestri at flaen y ty, llawr pren. Lle tân brics, gwresogydd trydan Haverland, drysau patio i

Conservatory / Ystafell Wydr

9'4 x 12'5 (2.84m x 3.78m)



Electric Haverland heater. Door to Garden
Gwresogydd trydan Haverland. Drws i'r ardd

Kitchen / Cegin

13 x 13'1 (3.96m x 3.99m)



Base, larder and eye level units incorporating electric double oven with 4 ring hob. Worktops, tiled splashbacks and cooker point and extractor fan. One and a half bowl sink unit. Tiled floor and windows to rear, slimline electric heater. Door to Unedau gwaelod, uchel a chpyrddau bwyd yn cynnwys popty dwbl trydan a hob. Byrddau gwaith a chefnfyrddau wedi'u teilio. Pwynt popty a ffan echdynnu. Uned sinc un bowlen a hanner. Llawnr teils, ffenestr i'r cefn, gwresogydd trydan. Drws i'r

Utility Room / Ystafell Aml-Bwrpas

9'7 x 6'8 (2.92m x 2.03m)



Single drainer sink unit with mixer tap. Bare units and appliance spaces. Concealed dishwasher and plumbing for automatic washing machine. Eye level units, tiled floor. Uned sinc sengl gyda thap cymysg. Unedau a manau ar gyfer teclynnau. Peiriant golchi llestri cudd a pheipiau dwr ar gyfer peiriant golchi dillad. Unedau uchel, llawnr teils.

Downstairs WC / Toiled

With pedestal wash handbasin.
Gyda basn golchi dwylo.

Office / Bedroom 1. Swyddfa / Ystafell Wely 1

7'9 x 14'5 (2.36m x 4.39m)



Window to side, exposed wooden floor.
Ffenestr i'r ochr, llawr pren

Bedroom 2 / Ystafell Wely 2

11'9 x 10'8 (3.58m x 3.25m)



With window to fore, fitted wardrobes extending along one wall.
Wooden floor, slimline heater. Door to
Ffenestr i'r blaen, cypyrddau gosod ar hyd un wal. Llawr pren,
gwresogydd trydan. Drws i'r

Shower Room / Ystafell Gawod

6'7 x 8'6 (2.01m x 2.59m)

WC and wash handbasin, heated towel rail, large shower
cubicle. Fully tiled floor and walls, mirrored cabinet, obscured
window to side.
Toiled a basn golchi dwylo, polyn crasu tywelion, ciwbicl cawod
mawr. Llawr a waliau teils, cabinet gwydr, ffenestr aneglur i'r
ochr.

First Floor / Llawr Cyntaf

Galleried landing. Large airing cupboard with access to roof
space. Doors to
Landin. Cwpbwrdd crasu mawr gyda mynediad i'r gwagle dan y
tô. Drysau i

Bathroom / Ystafell Ymolchi

10'2 x 8'1 (3.10m x 2.46m)



Bath with Mira shower over & screen. WC and wash handbasin.
Velux window
Bath gyda cawod Mira a sgrîn. Toiled a basn golchi dwylo.
Ffenestr Velux

Bedroom 3 / Ystafell Wely 3

14'1 x 11'1 (4.29m x 3.38m)



Velux window and window to side, electric heater.
Ffenestr Velux a ffenestr i'r ochr, gwresogydd trydan.

Bedroom 4 / Ystafell Wely 4

14 x 11'1 (4.27m x 3.38m)



Velux window and window to side, electric heater.
Ffenestr Velux a ffenestr i'r ochr, gwresogydd trydan.

Secondary Lounge / Master Bedroom. Ail Ystafell F

22'5 x 13'1 (6.83m x 3.99m)



Velux windows and windows to side, electric heaters. Window overlooking dining area.
Ffenestri Velux a ffenestri i'r ochr, gwresogyddion trydan.
Ffenestr yn edrych dros y man bwyta.



Externally / Y Tu Allan



Front vehicular hardstanding with paved pedestrian path to front entrance door. Large enclosed level lawned garden to fore and side. Summer home and garden shed. Further garden to rear with patio and further patio area to side.

Man parcio ceir o flaen y ty gyda llwybr palmantog i'r drws ffyrnt. Gardd fawr caeëdig yn cynnwys lawnt yn bennaf o flaen y ty ac i'r ochr. Ty haf a sied arddio. Gardd pellach yn y cefn gyda patio, a phatio arall wrth ochr y ty.

Directions / Cyfeiriadau

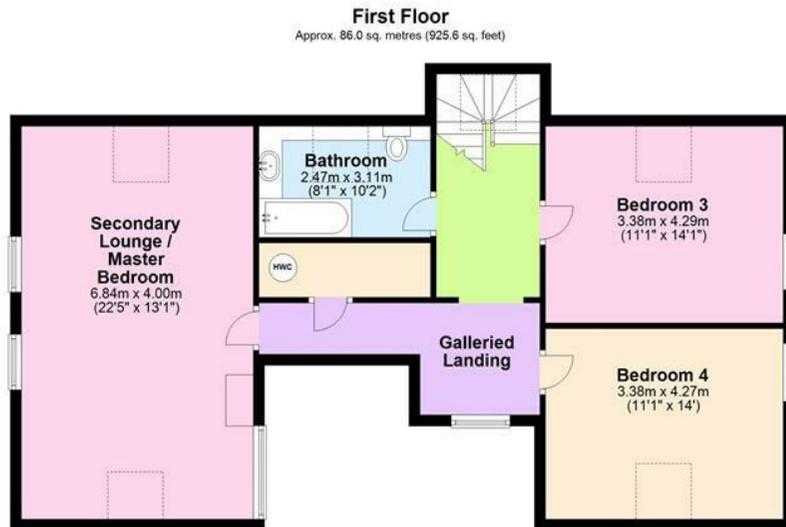
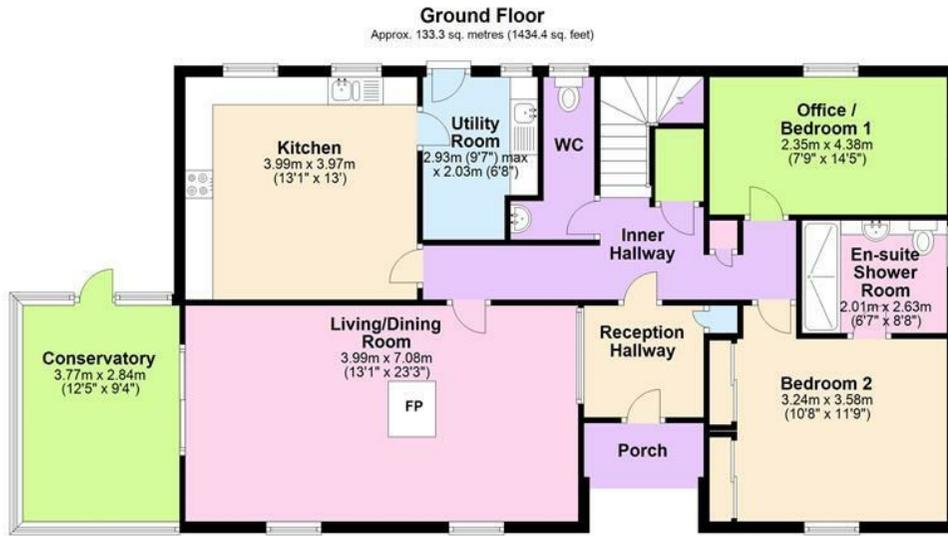
OS Grid Reference 5437069920

From Aberystwyth take the A487 trunk road south for 9 miles to Llanrhystud. Take the first major turning left as you approach the village. Turn left immediately after the primary school and proceed for about half a mile and Maes Carrog is a quiet cul de sac. On the right side Haulfan is immediately in front of you.

O gyfeiriad Aberystwyth, ewch ar yr A487 i'r de am Llanrhystud. Wrth i chi ddod fewn i'r pentref, cymerwch y troiad cyntaf ar y chwith. Trowch i'r chwith yn syth ar ôl yr ysgol gynradd a dilynwch y ffordd am tua hanner milltir. Wrth i chi ddod i Maes Carrog, mae Haulfan yn syth o'ch blaen.

What three words – rooms.isolating.documents



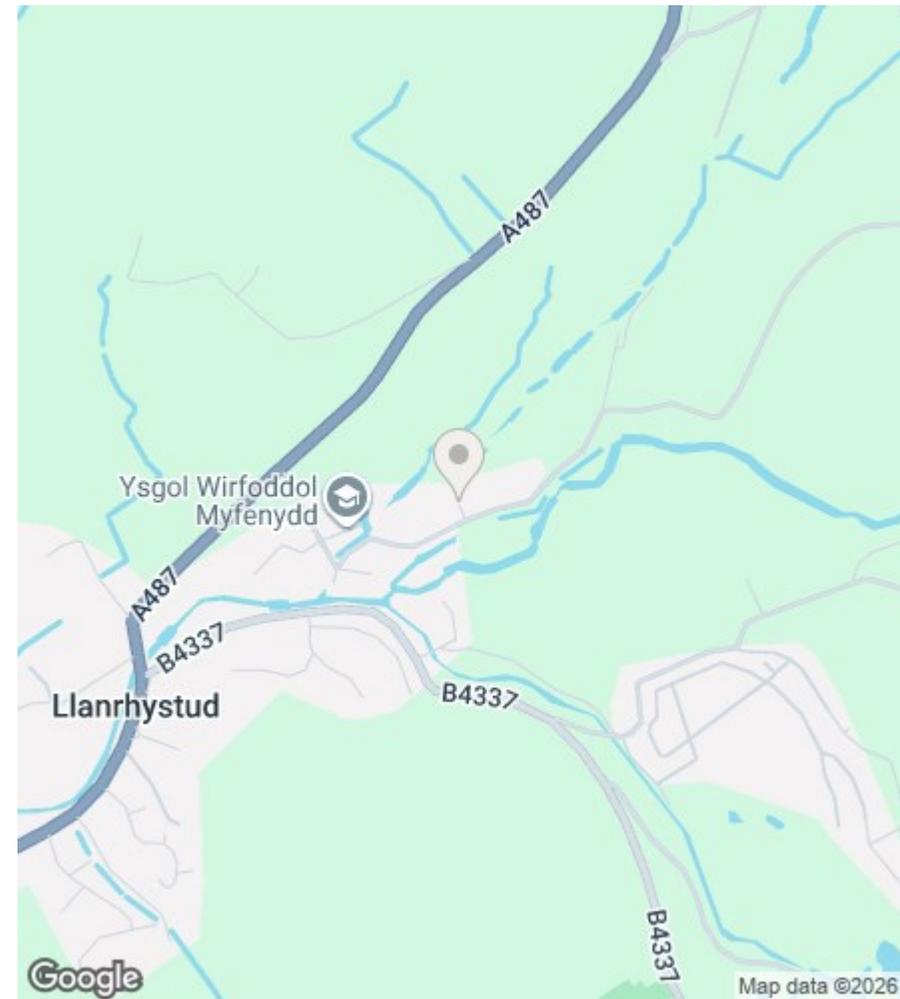


Total area: approx. 219.2 sq. metres (2360.0 sq. feet)

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.

Haulfan, Maes Carrog, Llanrhystud



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
Not energy efficient - higher running costs			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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