

*Deceptively spacious 3 bedroom detached house. Convenient coastal village location of Llanrhystud near Aberystwyth/Aberaeron.*



**Llys Wyre, 36 Pentre Isaf, Llanrhystud, Ceredigion. SY23 5DB.**

**£225,000**

**REF R/5498/ID**

*\*Deceptively spacious 3 bedroom detached house\*\*Conveniently located in the popular coastal village of Llanrhystud\*\*A level walking distance to all village amenities and the Cardigan Bay coastline\*\*In need of some modernisation\*\*Perfect 1st time property\*\*Double glazing and oil fired central heating\*\*Private parking and detached garage\*\*Excellent potential\*\**

The property comprises of front porch, entrance hall, lounge, dining room, kitchen. First floor - 3 bedrooms and bathroom.

The property is situated in the popular coastal village of Llanrhystud on the A487 coast road. The village offers a good level of local amenities and services including primary school, public house, community hall, mini supermarket, petrol station, post office and shop and access to the beach. The university town of Aberystwyth is some 20 minutes drive to the north with regional hospital, national railway connection, retail parks, supermarkets and employment opportunities. The Georgian harbour town of Aberaeron is equidistant 20 minute drive to the south with comprehensive school, community health centre, traditional high street offerings, local cafes, bars and restaurants.



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## GROUND FLOOR

### Front Porch

3' 5" x 7' 2" (1.04m x 2.18m) with glazed sliding door, access into -

### Entrance Hall



11' 3" x 7' 0" (3.43m x 2.13m) via half glazed hardwood door, stairs to first floor.

### Understairs W.C.

With low level flush w.c. and pedestal wash hand basin.



## Lounge



11' 3" x 15' 0" (3.43m x 4.57m) with double glazed window to front, central heating radiator. Glazed door into -

## Dining Room



9' 10" x 10' 6" (3.00m x 3.20m) with patio doors to rear garden, central heating radiator, wall lights.

## Kitchen



9' 1" x 10' 5" (2.77m x 3.17m) with a range of fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, electric oven, 4 ring electric hob with extractor fan above, double glazed window to rear, plumbing for automatic washing machine, central heating radiator. Upvc glazed door to side. Oil fired boiler.

## FIRST FLOOR

### Landing

With access hatch to loft.

### Front Bedroom 1





10' 7" x 7' 2" (3.23m x 2.18m) with double glazed window to front, central heating radiator, built in cupboard.

### Bathroom



7' 0" x 8' 1" (2.13m x 2.46m) having a 3 piece suite comprising of panelled bath with Triton electric shower above, pedestal wash hand basin, dual flush w.c. frosted window to rear, central heating radiator.

### Rear Bedroom 2



12' 1" x 10' 0" (3.68m x 3.05m) with double glazed window to rear, central heating radiator.

### Front Bedroom 3



13' 7" x 9' 10" (4.14m x 3.00m) with double glazed window to

front, central heating radiator.

## EXTERNALLY

### To the Front



The property is approached via an adopted estate road onto a paved driveway with private parking for 3-4 cars. Access to -

### Single Garage



10' 0" x 16' 0" (3.05m x 4.88m) with up and over door.

### To The Front



Front lawned area with mature hedgerows. Pathways to both side leading through to the rear.

### Enclosed Rear Garden





Mostly laid to lawn with patio laid to slabs.

## **VIEWING**

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –

[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK

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news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and

Instagram Pages

## **Services**

The property benefits from mains water, electricity and

drainage. Oil fired central heating.

Tenure - Freehold.

Council Tax band D (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (40)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Directions

Travelling on the main A487 coast road north east from Aberaeron towards Aberystwyth. After some 5 miles or so you will travel through the village of Llanon and after a further 2 miles you will enter the village of Llanrhystud. You will pass the supermarket and filling station on the right hand side, a little further on you will see the Village Hall and then the entrance immediately afterwards on the right into Pentre Isaf. Follow this road for approximately 100 yards and No 36 can be found on the left hand side as identified by the agents for sale board.

## Energy Efficiency Rating

|                                             | Current | Potential                                                                                                   |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92+) <b>A</b>                              |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         | 79                                                                                                          |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            | 40      |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

For further information or to arrange a viewing on this property please contact :

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