

*Immaculately presented 4/5 bed family home. In sought after coastal village location. Llanrhystud.
Near Aberaeron/Aberystwyth. West Wales.*



10 Clos Carrog, Llanrhystud, Ceredigion. SY23 5BF.

£455,000

R/4853/RD

**** Immaculately presented 4/5 bed family home ** Set within commodious plot with ample off-road parking for 4+ vehicles ** Detached garage ** Private rear garden area ** High quality fixtures and fittings throughout including impressive kitchen and bathroom specification ** Good standard of living accommodation ** 4/5 double bedrooms ** Exquisite bathrooms and en-suite ** Peaceful edge of village location ** Countryside views ** Walking distance to village amenities ** 15 minutes drive to Aberaeron and Aberystwyth ** One of the finest homes to come on the market within this popular coastal village that must be viewed to be appreciated ****

The property is situated within the coastal village of Llanrhystud being along the A487 coastal road that links from Aberaeron to Aberystwyth. The village offers a good level of local amenities and services including primary school, village shop, post office, mini supermarket, petrol station, public house, local restaurants, golf club and access to the beach and All Wales Coastal Path. The village lies some 15 minutes equidistance drive from the Georgian harbour town of Aberaeron to the south and the university town of Aberystwyth to the north.



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GENERAL

An exceptional 4/5 bed family home finished to the highest order with no expense spared on fixtures and fittings including high quality kitchen and bathrooms. The property benefits from underfloor heating on the ground floor.

The house sits within a large plot with ample private off-road parking with accompanying single garage and private rear garden area with feature high quality gazebo enjoying the south west aspect of the garden.

An exceptional home that must be viewed to be appreciated.

The accommodation provides more particularly as follows:

GROUND FLOOR

Entrance Hallway

6' 5" x 16' 4" (1.96m x 4.98m) accessed via covered front porch and composite door with side glass panels, spotlights to ceiling, understairs cupboard.



Lounge

15' 3" x 14' 8" (4.65m x 4.47m) large, comfortable family living room with 2 windows to front accessed via double oak doors from the entrance hallway, multiple sockets, ample space for large furniture, wood effect flooring.





Kitchen/Dining Room

15' 4" x 15' 3" (4.67m x 4.65m) with feature two-tone blue and grey base and wall units, speckled quartz worktop, wood effect flooring, induction hob with extractor over, separate full length fridge and separate full length freezer, AEG oven, grill and microwave, 1½ white composite sink and drainer with mixer tap, spotlights to ceiling, space for 6+ persons dining table, window and double glass doors to garden, multiple sockets.



Study/Potential Bedroom

12' 3" x 9' 7" (3.73m x 2.92m) (currently used as an additional sitting room but has potential to be used as a double bedroom) window to front, multiple sockets, TV point.





WC

(located off the entrance hallway) WC, single wash hand basin on vanity unit, wood effect flooring, rear window, ½ tiled walls.



Utility Room

9' 7" x 7' 6" (2.92m x 2.29m) with a range of base units, washing machine connection, housing Grant oil boiler, external door and window to garden, wood effect flooring.



FIRST FLOOR

Landing

With window to rear garden, multiple sockets, access to part boarded loft, airing cupboard.



Master Bedroom

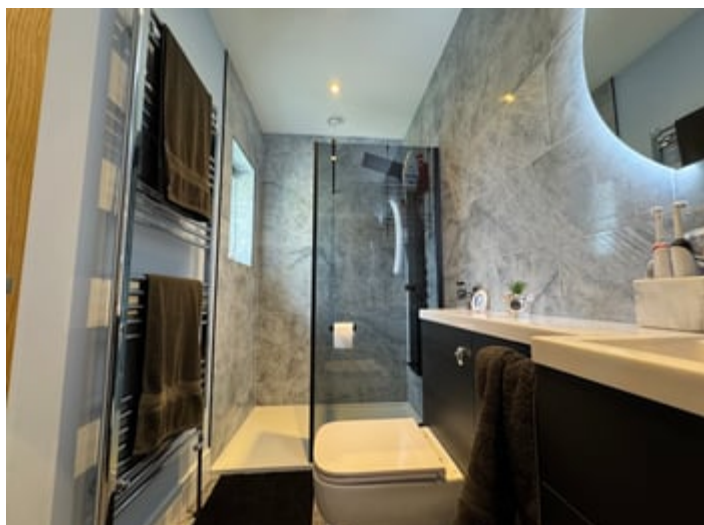
9' 3" x 15' 2" (2.82m x 4.62m) a luxurious double bedroom with space for super king size bed, 2 x window to front, 2 x radiator, multiple sockets, TV point.





En-Suite

9' 2" x 4' 5" (2.79m x 1.35m) high quality exquisite finished en-suite with walk-in 4'4" shower with side glass panel and waterfall head, heated towel rail, combined single wash hand basin and vanity side unit, tiled flooring, spotlights to ceiling.



Family Bathroom

7' 9" x 9' 4" (2.36m x 2.84m) with corner 1200mm enclosed shower, separate panel bath, heated towel rail, single wash hand basin on vanity unit, fully tiled walls and flooring, spotlights to ceiling, side window.



Front Bedroom 2

13' 4" x 10' 2" (4.06m x 3.10m) double bedroom, window to front, multiple sockets, radiator, TV point.



Rear Bedroom 4

13' 4" x 9' 7" (4.06m x 2.92m) double bedroom, radiator, multiple sockets, rear window to garden, TV point.



Rear Bedroom 3

12' 2" x 8' 7" (3.71m x 2.62m) double bedroom, window to rear garden, multiple sockets, radiator, TV point.



EXTERNALLY

To Front

The property is approached from the adopted estate road to a private driveway with ample space for 4+ vehicles to park with side area laid to lawn with side flower beds and planting.





Detached Garage

19' 10" x 13' 11" (6.05m x 4.24m) of block construction under a slated roof with electric roller door to front, side pedestrian door, concrete base, side window to garden, multiple sockets.

Please note to the side of the garage is an extending storage area with space for the oil tank and lean-to storage area with door to main garden area.



Rear Garden

With extending slate patio area from the kitchen and dining space and slate path leading to gazebo with lighting under a felt tiled roof overlooking the main garden area enjoying a south west aspect.

The main garden area is predominately laid to lawn with mature planting and flower beds to borders.

The garden is completely private with 6' panel fencing with no overlooking.





MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

Services

We are advised the property benefits from mains water, electricity, drainage and oil central heating.

Council tax band F (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (90)

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

From Aberaeron proceed north east on the A487 coast road to the village of Llanrhystud. Drive through the village and just before you cross the bridge, alongside the post office on the right hand side just before the Black Lion, turn right. Proceed up this road and take the first right hand turning into an estate road. Keep straight ahead and you will come into Clos Carrog. As you enter Clos Carrog the property is the third on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	90	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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