

*Attention 1st time buyers ! Immaculately presented 3 bed semi-detached cottage located in the popular Coastal Village of Llanrhystud Near Aberaeron / Aberystwyth.*



**Britannia Lodge, Llanrhystud, Near Aberaeron, Ceredigion. SY23 5BT.**

**£195,000**

**R/4342/ID**

**\*\*Attention 1st time buyers/investors !\*\*An immaculately presented 3 bed semi detached cottage\*\*Integral Garage\*\*Located in the popular coastal village of Llanrhystud\*\*Level walking distance to all village amenities and the Cardigan Bay coastline\*\*Deceptively spacious accommodation\*\*Would make a perfect family home\*\*Recently installed double glazed and oil fired central heating\*\*Pleasant low maintenance rear garden\*\***

The property comprises of Ent Hall, Front Lounge, Rear Kitchen/Dining Room, Utility Room, Integral Garage. First Floor - 3 Bedrooms and 1 Bathroom.

The property is located within the centre of the coastal village community of Llanrhystud in a popular residential locality along the main A487 coast road and providing an excellent range of local amenities including shops, post office, florist, public house, convenience store, filling station, primary school and nearby golf club with swimming pool and leisure facilities. Also on a bus route. Being some 9 miles south of the coastal university and administrative centre of Aberystwyth with its extensive range of shopping and schooling facilities, hospital and train station as well as the Georgian harbour town of Aberaeron with its array of restaurants.



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## GROUND FLOOR

### Entrance Hall

3' 6" x 15' 5" (1.07m x 4.70m) via glazed uPVC door. Stairs rising to first floor. Door into –



### Front Lounge

14' 9" x 14' 2" (4.50m x 4.32m) with open fireplace with ornate surround, alcoves to both sides, double glazed window to front, 2 central heating radiators, understairs storage cupboard. Door into –



### Kitchen

15' 5" x 6' 9" (4.70m x 2.06m) A galley kitchen comprising of a gloss white base and wall cupboard units with Formica working surfaces above, inset wash hand basin with mixer tap, 4 ring electric hob, Lamona electric oven, dishwasher, 2 double glazed windows to rear. Door into –







### Boiler Room/WC

9' 8" x 7' 0" (2.95m x 2.13m) max with uPVC half glazed exterior door to rear. Doorway into WC.

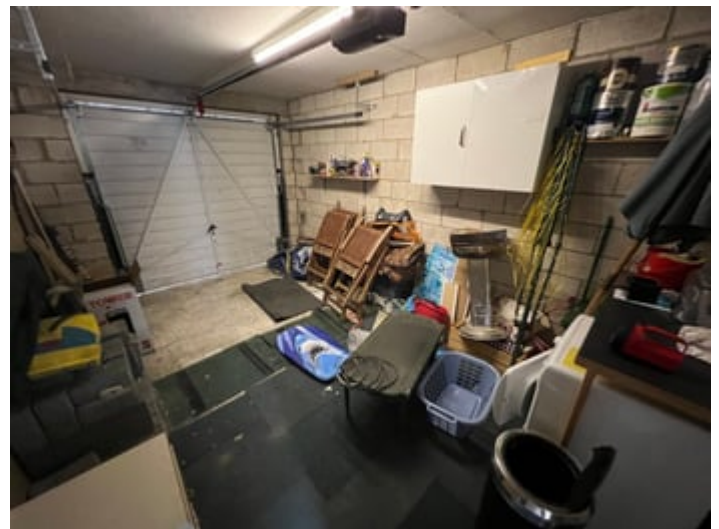


### Utility Area

With plumbing for automatic washing machine and housing the Worcester Bosch oil fired boiler. Door into –

### Integral Garage

15' 5" x 9' 10" (4.70m x 3.00m) with electric up and over door.



## FIRST FLOOR

### Front Bedroom 1

9' 4" x 6' 4" (2.84m x 1.93m) with double glazed window to front, central heating radiator.



### Primary Bedroom Suite

9' 6" x 22' 7" (2.90m x 6.88m) a spacious room with double glazed window to front and rear, 2 central heating radiators. This room is large enough to incorporate an en-suite.



### Bathroom

4'5" x 10'5" having 4 piece white suite comprising of a panelled bath with mixer tap, enclosed shower unit with mains shower above, gloss white vanity unit with inset wash hand basin, dual flush WC stainless steel heated towel rail.







## EXTERNAL

### To the rear -

Is a low maintenance rear garden mostly laid to slabs and gravelled areas making a lovely seating area and pathway to the side of the property.



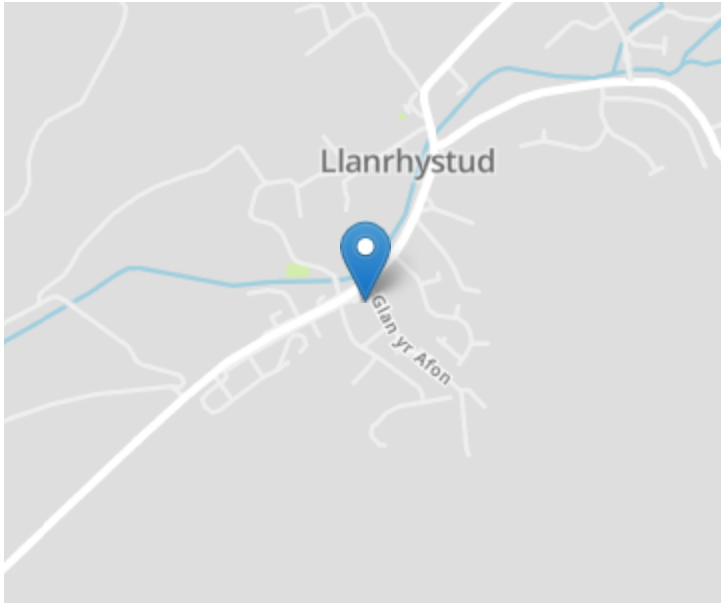
### To the front -



## **Services**

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

Tenure : Freehold



### Directions

Travelling north from Aberaeron proceed along the A487 trunk road to the village of Llanrhystud. Proceed past the petrol station on your right hand side followed by the village hall. Pass the entrance to Pentre Isaf housing estate and the property will be on your right hand side as identified by the Agents 'For Sale' board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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