

****ATTENTION FIRST TIME BUYERS **** *Spacious 2 bedroom detached home set within large corner plot in need of refurbishment. Llanrhystud, Near Aberaeron/Aberystwyth, West Wales.*



9 Pentre Isaf, Llanrhystud, Ceredigion. SY23 5DB.

£182,000

R/4942/RD

**** ATTENTION FIRST TIME BUYERS **** 2 bedroom dwelling set with large corner plot in need of refurbishment **** Off road parking ****
Private rear garden **** Spacious 2 bedroom home **** Ideal for those to get onto the housing ladder **** Good investment opportunity **** Level
walking distance to village amenities **** Popular coastal village ** GREAT OPPORTUNITY NOT TO BE MISSED ****

The property is situated in the popular coastal village of Llanrhystud along the A487 coast road that runs along the Cardigan Bay coastline. The village offers a good level of local amenities and services including a primary school, public house, active community hall, mini supermarket, petrol station, Post Office and shop, local restaurants and access to 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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The accommodation provides as follows:

Entrance Porch

Accessed via a glass panelled door.

Living Room

19' 7" x 10' 3" (5.97m x 3.12m) MAX. Large living space with windows to front garden allowing natural light, multiple sockets, radiator, electric fire set on feature hearth, TV point, BT point.



Hallway

with access to airing cupboard. Doors into;



Kitchen

8' 9" x 10' 3" (2.67m x 3.12m) with matching base and wall units, stainless sink and drainer, 4 ring gas hob, concealed Electrolux extractor hood above, 'Candy' eye level integrated oven, plumbing for washing machine, serving hatch window to living room, radiator, space for under-counter fridge, window to alley, access door to garden, tiled flooring, wood effect worktops.



Dining Room / Office Space

6' 8" x 8' 4" (2.03m x 2.54m) accessed via sliding double doors, with tongue and groove wood panelling, frosted window to side, telephone point, radiator.



Bathroom

6' 4" x 8' 2" (1.93m x 2.49m) with 3 piece white suite including tongue and groove wooden panelled bath with 'Triton' electric shower over, W.C., pedestal wash-hand basin with mixer tap, fully tiled walls and vinyl flooring, high level frosted window, heated towel rail, airing cupboard.





Rear Bedroom 1

7' 8" x 11' 9" (2.34m x 3.58m) window to rear, multiple sockets, telephone point, radiator.



Rear Bedroom 2

7' 8" x 10' 9" (2.34m x 3.28m) double bedroom, radiator, multiple sockets. UPVC sliding doors into;



Conservatory

8' 2" x 9' 8" (2.49m x 2.95m) tiled flooring, south-facing, access door into rear garden.





External to Front

The property fronts onto the estate road with concrete driveway and front forecourt with shrubs to borders and potted planting.



Rear Garden

Enclosed rear garden with 6' pannelled fencing predominantly laid as patio with 6'4' aluminium glass house and timber shed.





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Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Tenure : Freehold

Council Tax Band : D (Ceredigion County Council)

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 ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Central. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

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

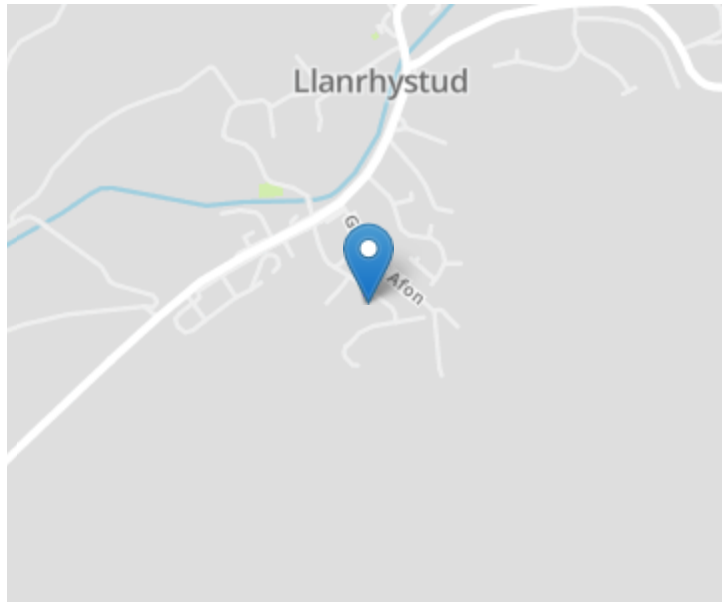
Any risk of coastal erosion? No

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 through to the far end of the estate where you will see this property on the right hand side identified by the Agents 'For Sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
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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