

*Ultimate Modern Family Home! Superbly appointed 4 bedroom (1 en-suite) detached residence situated in the popular semi rural village of Llanilar near Aberystwyth, West Wales*



Maes Yr Haul, Llanilar, Aberystwyth, Ceredigion. SY23 4PF.

£500,000

R/5127/ID

**\*\*Outstanding modern and elegant family home\*\*Spacious 4 bedroom (1 en-suite) accommodation\*\*Recently renovated to the highest order\*\*Located in the popular semi-rural village of Llanilar, nr Aberystwyth\*\*Only a 10 minute drive to the coast\*\*Generous garden & grounds\*\*Double garage/workshop\*\*New state of the art sunroom with bi-fold doors\*\*Must be viewed internally to be appreciated\*\***

The accommodation provides : Entrance Hall, WC, Front Lounge, Kitchen/Dining Room, Sun Room, Office/Games Room and Utility Room. First Floor : 4 Double Bedrooms (1 en-suite) and Main Bathroom.

The property is situated within the popular semi rural village of Llanilar, being some 5 miles from the Cardigan Bay coastline at Aberystwyth. The village offers a good level of local amenities and services including village shop, Post Office, primary school, doctors surgery, places of worship and good public transport connectivity. The university town of Aberystwyth is a 10 minute drive from the property offering a wide range of local amenities and services including regional hospital, Network Rail connection, retail parks, Industrial estate and good employment opportunities, traditional high street offerings, higher education facilities and access to the famous promenade. The property lies on the popular Ystwyth cycle path.



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## GENERAL

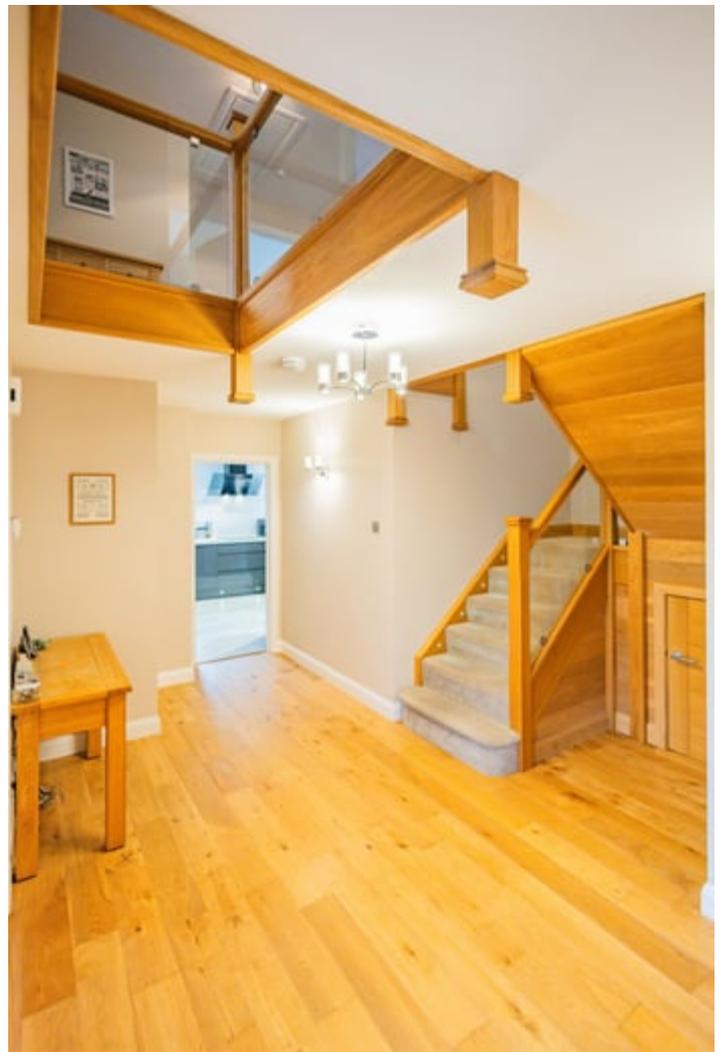
Since acquiring the property, the current vendors have invested significantly in the complete renovation of Maes yr Haul. No expense has been spared on the works undertaken, all being finished to the highest order. Works include new anthracite windows and doors, new kitchen, bathroom suites, new feature sun room to the rear with apex window and bi-fold doors, new flooring throughout, new oak internal doors, Bespoke oak staircase with glass and much more.

The property deserves an early internal viewing to be fully appreciated.

## GROUND FLOOR

### Entrance Hall

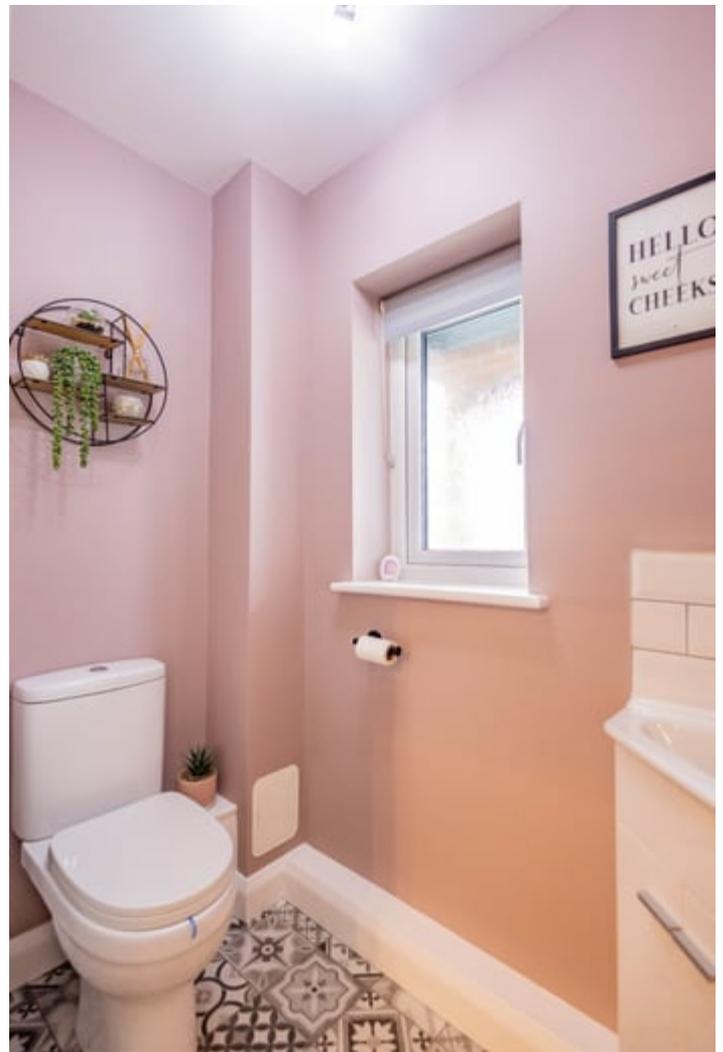
14' 3" x 20' 5" (4.34m x 6.22m) via a grey composite door with side panel into a grand entrance hall with engineered oak flooring, bespoke oak staircase with glass balustrades and LED lights, central heating radiator, galleried landing, door leading to storage cupboard and -





### Cloakroom

5' 5" x 3' 7" (1.65m x 1.09m) with low level flush WC, corner vanity unit with wash-hand basin, central heating radiator, tiled flooring, frosted window.



### Family Lounge

12' 2" x 22' 8" (3.71m x 6.91m) a spacious but comfortable room with brick inglenook fireplace housing a log burning stove on a slate hearth with oak mantle above, double glazed window to front and side, 2 x central heating radiators, wall lights and TV point.



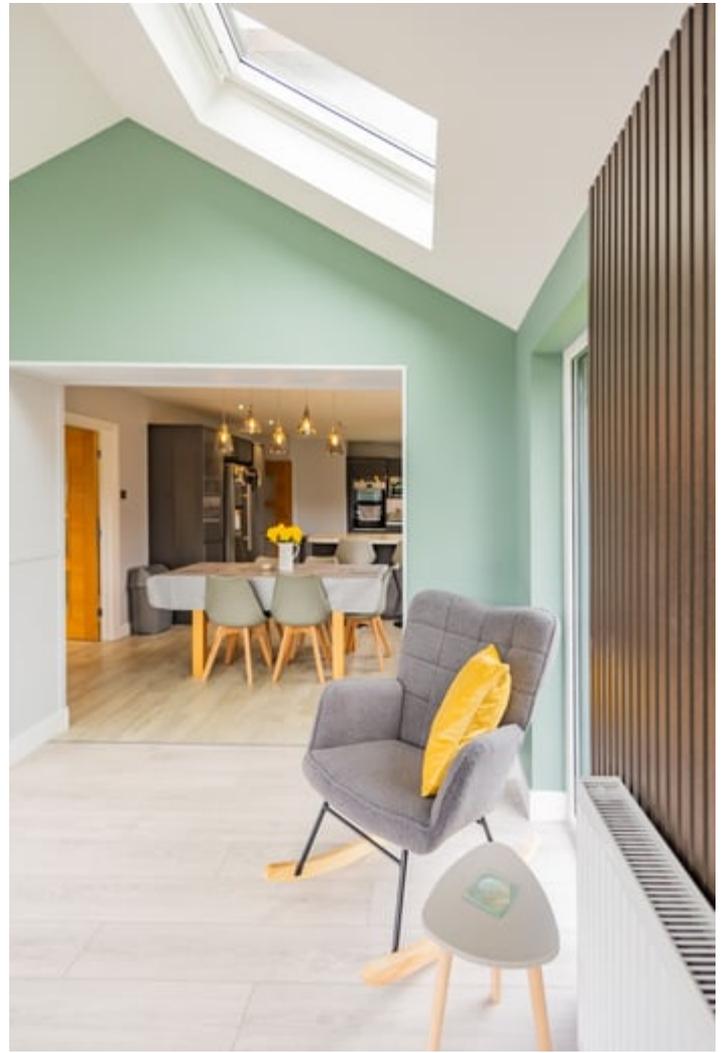


### Kitchen/Dining Room

11' 6" x 22' 7" (3.51m x 6.88m). A social and spacious room with a modern kitchen comprising of gloss grey handleless base and wall cupboard units with quartz effect work surfaces above, Lamona 4 ring electric induction hob with extractor hood, 1½ acrylic drainer sink, eye level Lamona electric oven and grill, Lamona integral microwave, integral dishwasher, beehive effect tiled splash back, LVT flooring, space for an American fridge/freezer, tall larder cupboard, under-cupboard and plinth LED lighting.

Dining area with space for large dining table, TV point, breakfast bar, pendant hanging lights, central heating radiator and 2 x double glazed windows to side. A 6'7" opening into the -





### Sunroom

15' 2" x 13' 1" (4.62m x 3.99m). A recently erected and one of the main features of the house with vaulted ceilings and 'A' frame apex window to rear, 2 Velux windows and 8'5" bi-fold doors to side bringing in an abundance of natural light, attractive wall panelling, central heating radiator, LVT flooring and extensive exterior lighting.





### Games Room/Office

14' 8" x 18' 6" (4.47m x 5.64m) max. 3 x double glazed windows to rear and central heating radiator, tv point. Currently utilised as a games room, but perfect for a home office. Door leading to -



### Utility Room

9' 9" x 6' 5" (2.97m x 1.96m) with plumbing for automatic washing machine, outlet for tumble dryer and hot water tank, central heating radiator.

### Rear Passage

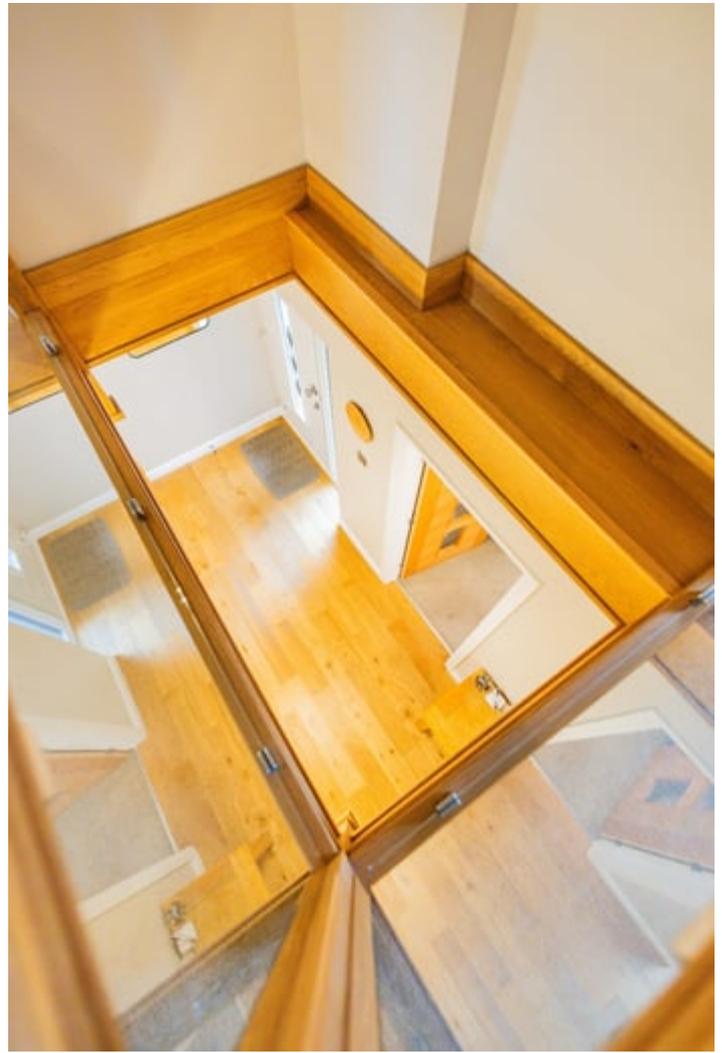
4' 2" x 7' 4" (1.27m x 2.24m) with fitted cupboard units, stainless steel sink, central heating radiator and half glazed door to rear.



**FIRST FLOOR**

**Galleried Landing**

18' 0" x 14' 5" (5.49m x 4.39m) with a bespoke oak staircase onto the galleried landing with glass balustrades, central heating radiator, access hatch to loft (being insulated and fully boarded) and oak doors into -



**Front Principal Bedroom 1**

11' 8" x 19' 9" (3.56m x 6.02m). A large bedroom with double glazed windows to front and side, range of fitted wardrobes, central heating radiator, tv point. Door leading to -





### Double Bedroom 2

10' 0" x 16' 0" (3.05m x 4.88m). Double glazed window with lovely country views, central heating radiator and tv point.



### En-suite Shower Room

6' 7" x 9' 5" (2.01m x 2.87m). A modern 3 piece suite comprising of a walk in shower unit with mains rainfall shower above and pull out head, vanity unit with inset wash-hand basin, dual flush WC, tiled walls and floor, luminous mirror, frosted window to side, heated towel rail, storage cupboard and electric underfloor heating.



### Double Bedroom 3

12' 8" x 12' 5" (3.86m x 3.78m) max. Double glazed window to rear with scenic country views, central heating radiator and tv point.



### Double Bedroom 4

15' 0" x 12' 2" (4.57m x 3.71m) max. Double glazed window to rear with country views, central heating radiator and tv point.



### Family Bathroom

10' 4" x 6' 2" (3.15m x 1.88m). A modern white suite comprising of a 'L' shaped panelled bath with mains rainfall shower and pull out head above, gloss white vanity unit, luminous mirror, dual flush WC, stainless steel heated towel

rail, tiled walls and floor, frosted window to front, spotlights to ceiling, extractor fan and electric underfloor heating.





## EXTERNALLY

### To the front

The property is accessed via a gated tarmac driveway and immediately met with wired in sensor lighting which is an extremely attractive feature. There is a large garden area mostly laid to lawn with a patio area with slate chippings all enclosed with a hedge to the front and good quality fencing to both sides. There is private parking space for several vehicles on the driveway. Pathways to both sides leading -



### To the rear

Generous rear garden mostly laid to lawn with patio area with slate chippings with sleepers, outside tap and power point, also extensive exterior lighting.



### **Double Garage/Workshop**

20' 0" x 22' 0" (6.10m x 6.71m) with 2 electric roller doors to front with lighting and power, 2 x double glazed windows to rear and half glazed uPVC door to side.



### **Lean-to/Storage/Log Store**

20' 0" x 8' 0" (6.10m x 2.44m) with power and light connected.

## **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 [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 Page - [www.facebook.com/morgananddavies](http://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**

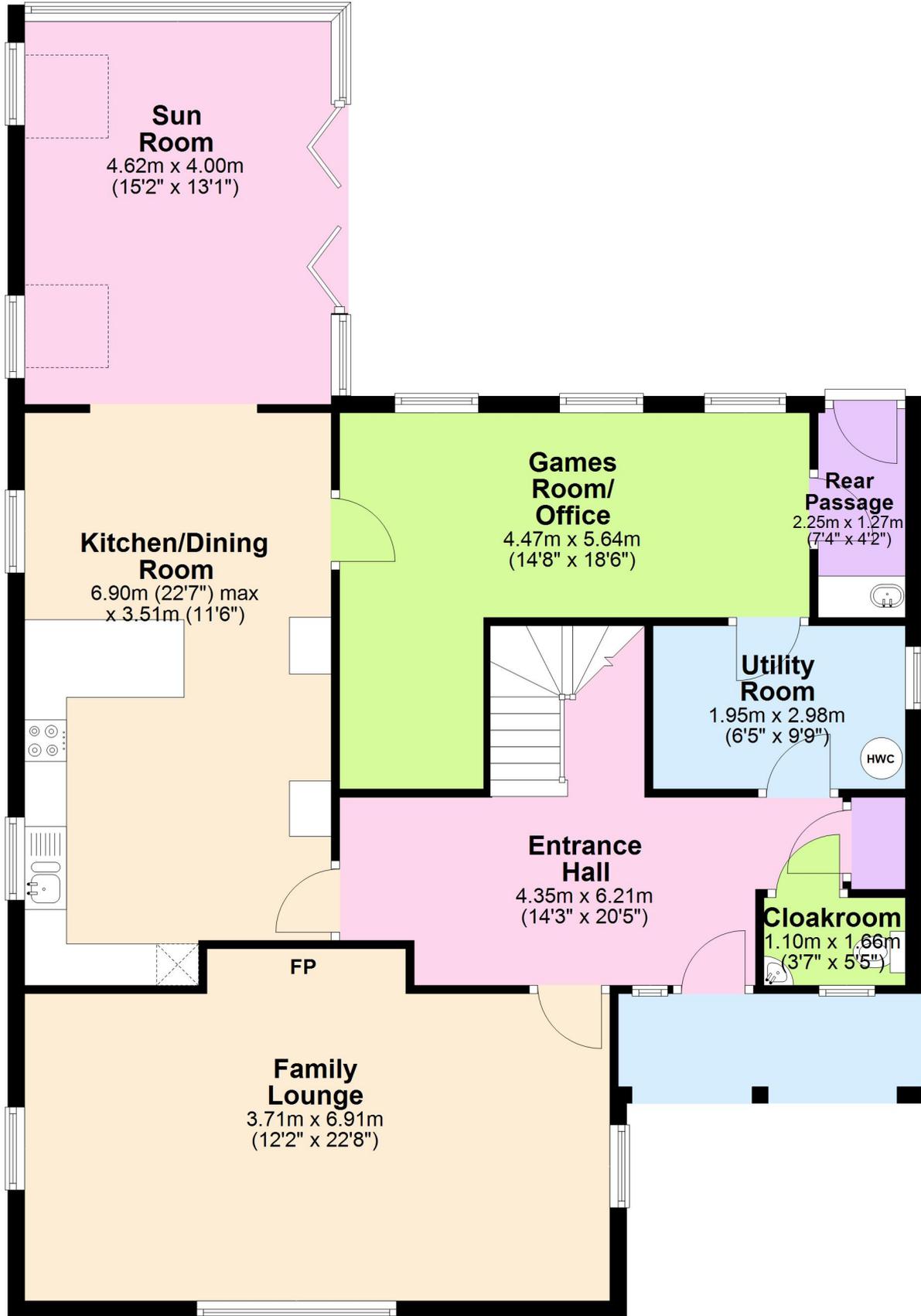
We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating system and electric underfloor heating in bath/shower rooms.

Tenure : Freehold

Council Tax Band : G (Ceredigion County Council)

# Ground Floor

Approx. 121.7 sq. metres (1310.0 sq. feet)



Total area: approx. 221.1 sq. metres (2380.4 sq. feet)

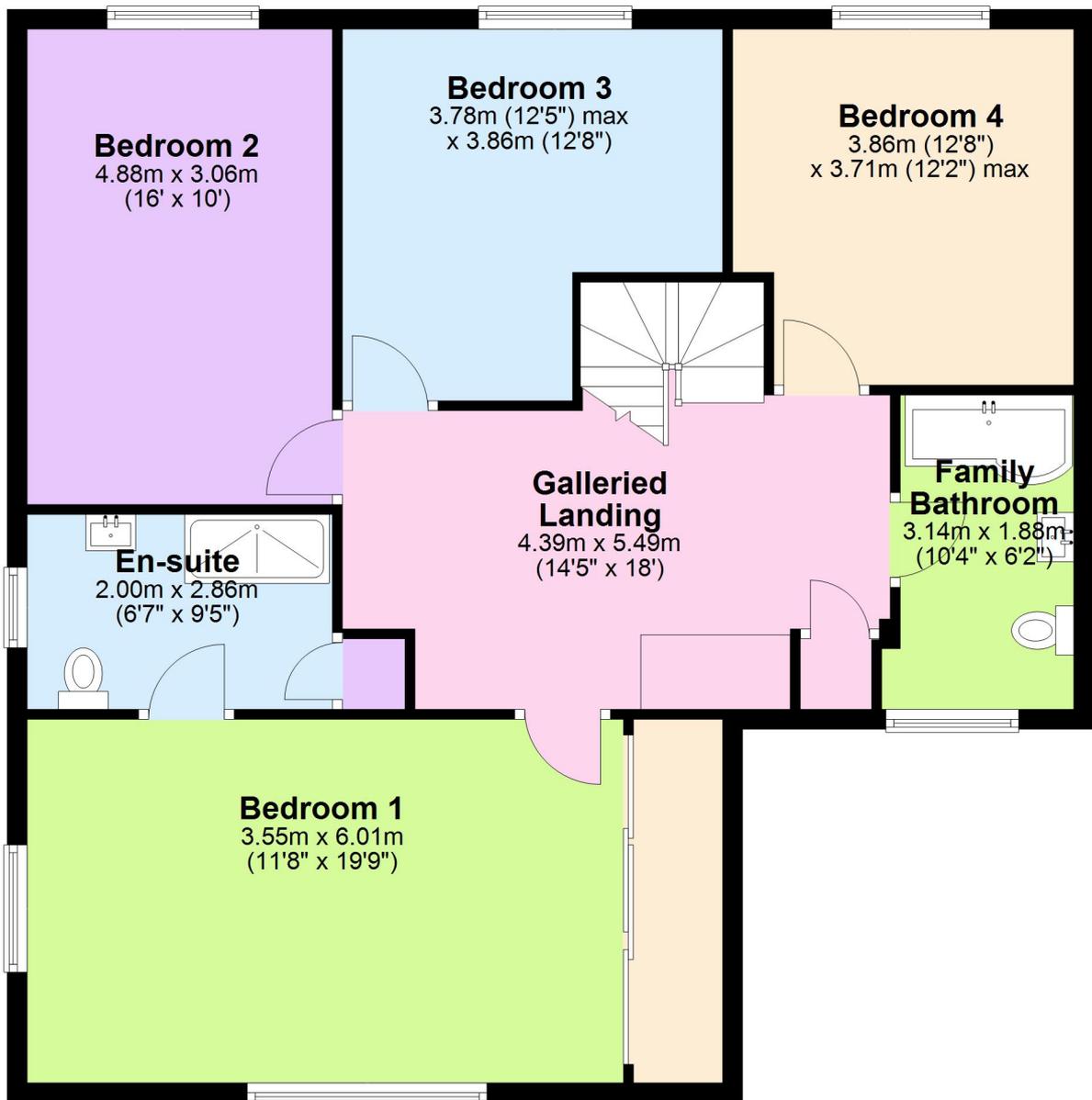
The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Maes Yr Haul, Llanilar, Aberystwyth**

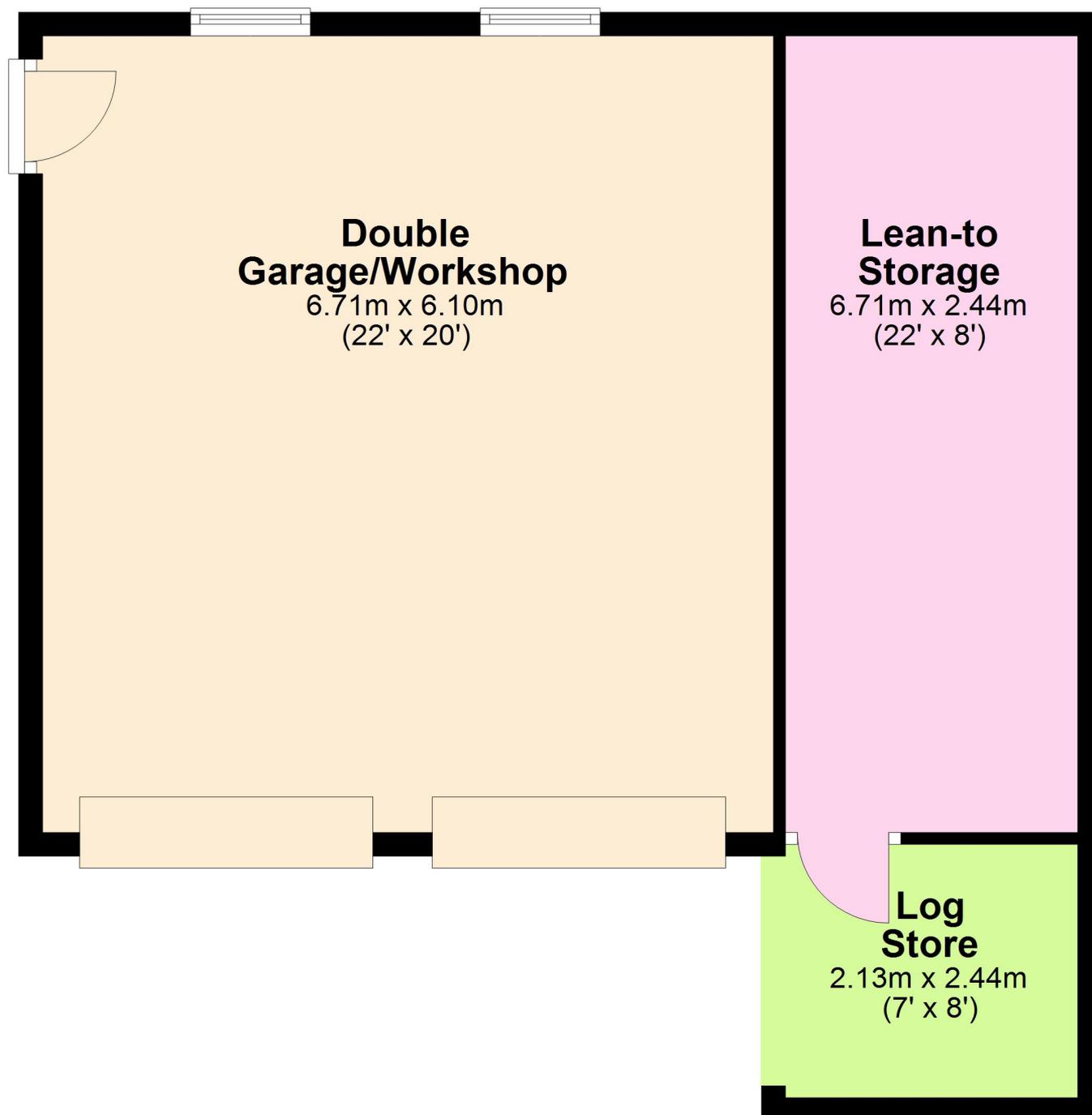
## First Floor

Approx. 99.4 sq. metres (1070.4 sq. feet)



## Ground Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



Total area: approx. 63.3 sq. metres (681.7 sq. feet)

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**Garage Maes Yr Haul, Llanilar, Aberystwyth**

## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

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

**Heating Sources:** Oil. Underfloor Heating.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (69)

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

**Flooding Sources:**

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

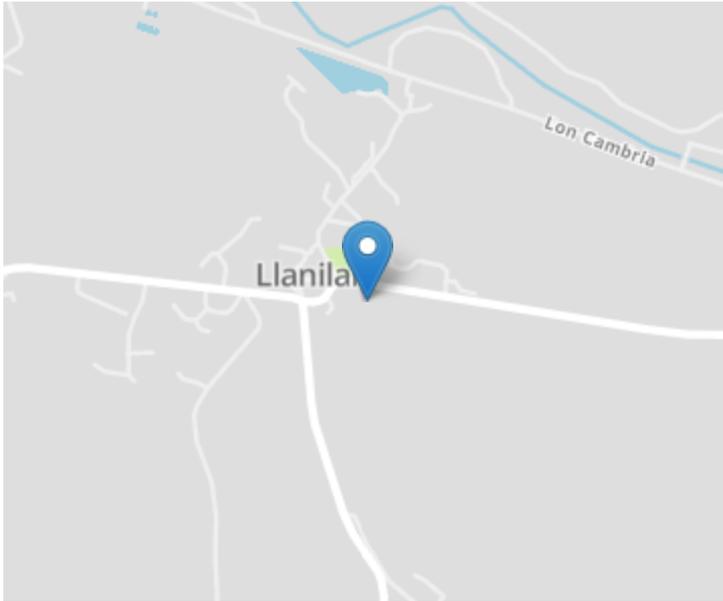
**Any risk of coastal erosion?** No

**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 Aberystwyth take the A487 south into Llanfarian and turn left onto the A485 Tregaron Road through to the village of Llanilar. Continue through the village until you get to the roundabout, take the first left hand exit and continue along this road for approximately 100 yards and the property will be the first on the 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>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</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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