

4 bedroom family home. Settled in spacious plot. Llanrhystud, near Aberaeron/Aberystwyth, West Wales



19 Heol Isfoel, Llanrhystud, Ceredigion. SY23 5BJ.

£345,000

R/4526/RD

**** Substantial 4 bedroom family home ** Settled in a spacious plot with ample off road parking ** Large private rear garden** Immaculately presented with good standard of living accommodation ** Feature first floor lounge area ** 3 bathrooms ** Potential multi-generational dwelling ** Walking distance of village amenities and coast ** Deceptively spacious accommodation ** Wonderful home that must be viewed to be appreciated ****

The property is situated within the popular coastal village of Llanrhystud along the A487 coast road. The village offers an excellent level of local amenities including a renowned primary school, public house, village shops with a post office, mini supermarket, petrol station, numerous caravan sites, access to the beach and the all Wales Coastal Path and good public transport connectivity.

Heol Isfoel enjoys a central position within the village providing high quality well built houses with access off an adopted state road. The university town of Aberystwyth is within 15-20 minutes' drive of the property, offering a wider level of services including regional hospital, university, network rail connections, retail parks, supermarkets, industrial estates, comprehensive school and sixth form college.



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GENERAL

Deceptively spacious 4 bedroomed dormer bungalow set within the heart of this popular village.

The property offers a good level of accommodation with 4 bedrooms and ample living and reception space with rear garden being completely enclosed and private.

There are designated parking spaces to the front of the property which is accessed off the adopted state road.

GROUND FLOOR

Entrance Hall

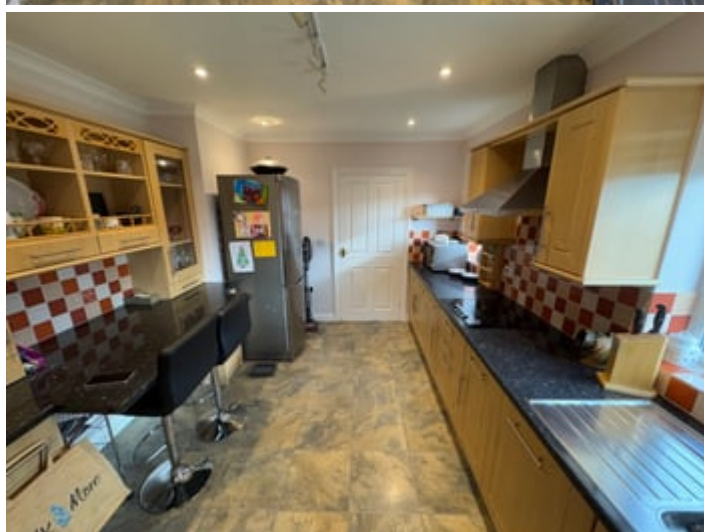
26' 7" x 15' 1" (8.10m x 4.60m) with glass panel uPVC door, side window, laminate flooring, multiple sockets, BT point, radiator, understairs cupboard. 13' 7" x 5' with uPVC double glazed entrance door, laminate flooring and central heating radiator.



Kitchen

15' 2" x 10' 3" (4.62m x 3.12m) with a modern range of oak effect base and wall units with 1 ½ stainless steel sink and drainer with mixer tap and window overlooking front garden, double oven and grill, electric hob with extractor over, breakfast bar with seating space, windows front and side, tile effect vinyl flooring, tiled splashback, multiple sockets, spotlights to ceiling, connecting door into :





Utility Room



8' 9" x 5' 3" (2.67m x 1.60m) with oak effect base and wall units stainless steel sink and drainer with mixer tap, housing a Worcester oil boiler, window to front and external door to garden, washing machine connection, fitted cupboards.

Dining Room

13' 9" x 18' 7" (4.19m x 5.66m) with feature electric fireplace and surround, laminate flooring, patio door to garden, side window, TV point, multiple sockets.





Bathroom

7' 7" x 8' 8" (2.31m x 2.64m) with white suite including panelled bath, WC, single wash-hand basin, radiator, half tiled walls, rear window, laminate flooring, spotlights to ceiling.



Bedroom 1 (Currently a study)

9' 3" x 8' 4" (2.82m x 2.54m) with window to side, laminate flooring, radiator, multiple sockets.



Bedroom 2

8' 8" x 12' 1" (2.64m x 3.68m) double bedroom with radiator, multiple sockets, laminate flooring.



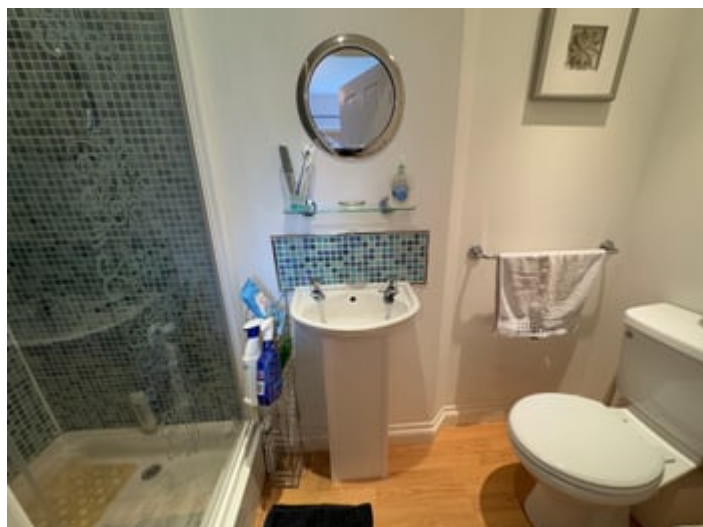


Bedroom 3



11' 9" x 8' 8" (3.58m x 2.64m) double bedroom with radiator, multiple sockets, laminate flooring with rear window over the garden.

En Suite



3' 3" x 8' 8" (0.99m x 2.64m) with enclosed tiled shower unit, WC, single wash-hand basin, radiator, laminate flooring.

FIRST FLOOR

Open Plan Living Space

with 5 Velux rooflights over, laminate flooring, multiple sockets, 2 x radiators, TV point, 2 x access to loft area, airing cupboard.





Bedroom 4



12' 8" x 14' 2" (3.86m x 4.32m) double bedroom with 2 Velux rooflights, radiator, multiple sockets, laminate flooring, fitted cupboards, access to loft.

En Suite



6' 7" x 7' 5" (2.01m x 2.26m) with 1200mm wide enclosed tiled shower unit, WC , single wash-hand basin and vanity unit, Velux roof light, tiled flooring, bidet, radiator, half tiled walls.

EXTERNALLY

To the Front

The property is accessed via the estate road into a front forecourt with space for 2+ vehicles to park and front area laid to lawn with footpath access to -



To Rear

Rear garden laid to lawn. Also accessible from the dining room. Large corner garden with feature raised beds to borders and 8' x 10' timber shed.





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Services

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

Tenure : Freehold

Council Tax Band : E (Ceredigion County Council)

MONEY LAUNDERING REGULATIONS

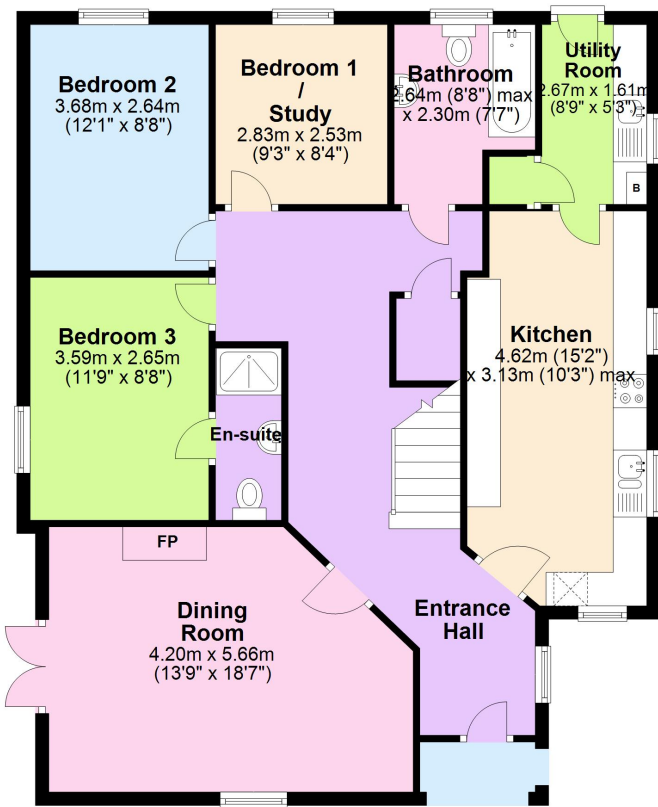
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

VIEWING

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

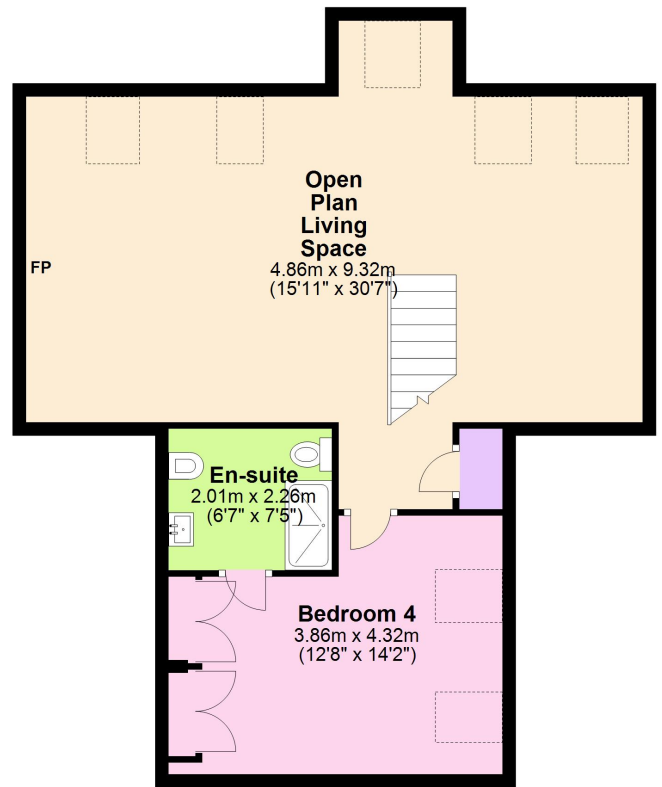
Ground Floor

Approx. 99.6 sq. metres (1071.6 sq. feet)



First Floor

Approx. 82.3 sq. metres (885.4 sq. feet)



Total area: approx. 181.8 sq. metres (1957.1 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

19 Heol Isfoel, Llanrhystud

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

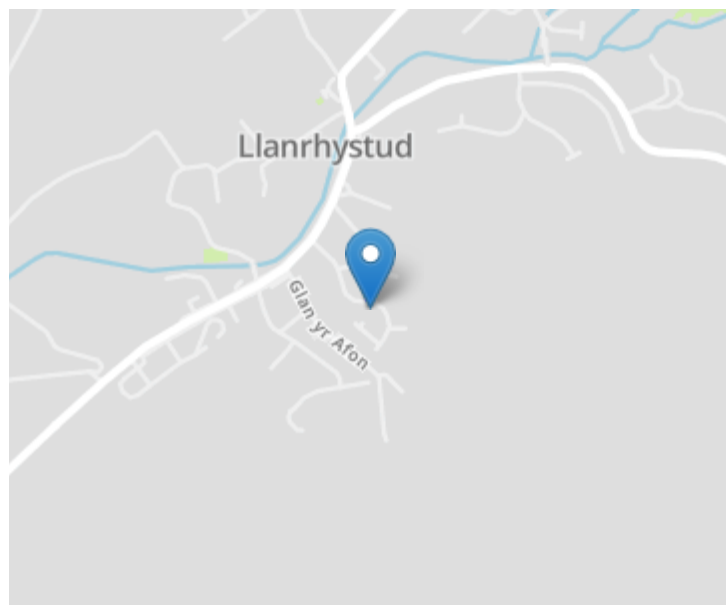
Any risk of coastal erosion? No

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

Travelling north from Aberaeron, after some 5 miles proceed into the village of Llanon and continue for a further 2 miles heading towards Aberystwyth you will enter the village of Llanrhystud. Having passed the petrol station and village hall on the right hand side, continue past the entrance to Pentre Isaf and the entrance to Heol Isfoel is the next housing estate entrance on the right hand after the bus stop.

Continue into the estate, passing the first turning on the left hand side and continue around the bend and the property is on the last located on the left hand side before bearing right.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(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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