

***\*\*ATTENTION FIRST TIME BUYERS \*\* Fully refurbished and spacious 2 bedroom detached home set within large corner plot. Llanrhystud, Near Aberaeron/Aberystwyth, West Wales.***



**13 Pentre Isaf, Llanrhystud, Ceredigion. SY23 5DB.**

**£229,000**

**R/4609/RD**

**\*\* ATTENTION FIRST TIME BUYERS \*\* Fully refurbished 2 bedroom dwelling set with large corner plot \*\* Off road parking \*\* Private rear garden \*\* New kitchen, bathroom, flooring, heating system, solar panels and fully redecorated \*\* Impressive 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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## GENERAL

Exceptional 2 bedroom home set within a popular estate in a central location of Llanrhystud.

The building has been recently refurbished to include :

New flooring

New air source heating system

Solar panels

New kitchen

New bathroom

New flooring

Fully redecorated

Fully boarded loft

New roof insulation

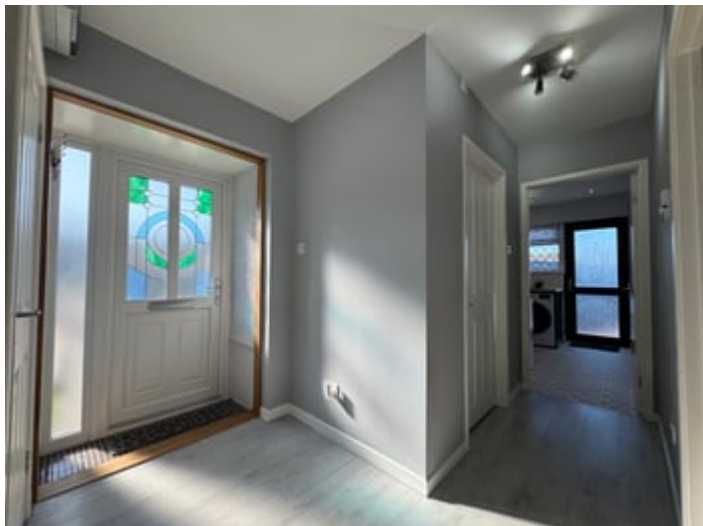
Important works to the building which result in a highly efficient and low running energy home.

A great first time buyer opportunity and viewing is encouraged at the earliest.

## THE ACCOMMODATION provides as follows

### Entrance Hallway

4' 6" x 8' 3" (1.37m x 2.51m) accessed via a glass panelled door with side glass panel, side storage and side airing cupboard, vertical radiator, new wood effect flooring, access to loft.



### Double Bedroom 1

10' 2" x 8' 3" (3.10m x 2.51m) window to front, multiple sockets, radiator, fitted wardrobes, wood effect flooring.



### Front Double Bedroom 2

9' 8" x 10' 9" (2.95m x 3.28m) with window to front, radiator, multiple sockets, 2 x fitted cupboards, carpet flooring.

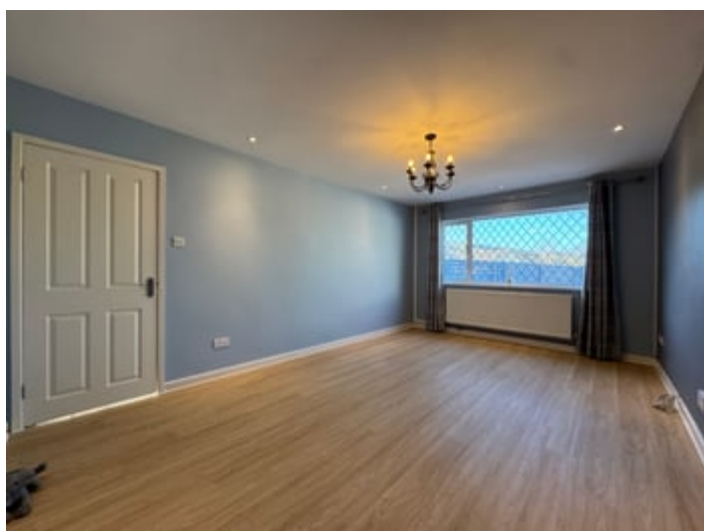






### Lounge

17' 2" x 11' 2" (5.23m x 3.40m) large living space with window to rear garden allowing excellent natural light, multiple sockets, radiator, wood effect flooring, TV point, BT point.



### Bathroom

5' 2" x 6' 4" (1.57m x 1.93m) with white suite including panelled bath with shower over, WC, single wash-hand basin, fully tiled walls and flooring, high level window, radiator, corner cupboard.



### Kitchen

8' 7" x 7' 9" (2.62m x 2.36m) with brand new grey base and wall units, Franke sink and drainer, fitted Russell Hobbs oven and grill with Bosch induction hobs over, Hotpoint extractor over, plumbing for washing machine, space for free standing fridge/freezer, tiled splash-back, rear window, access door to garden, tile effect vinyl flooring, wood effect worktops.



### External to Front

The property is approached via the adjoining estate road into an enclosed driveway and parking area with space for 2+ vehicles to park. Front garden laid to lawn and side gated entrance through to -







### Rear Garden Area

Enclosed rear garden area with 6' panel fencing to borders, decorative gravel extended from the kitchen area.





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### Services

The property benefits from mains water, electricity and drainage. Air source central heating. Solar panels.

Tenure : Freehold

Council Tax Band : C (Ceredigion County Council)

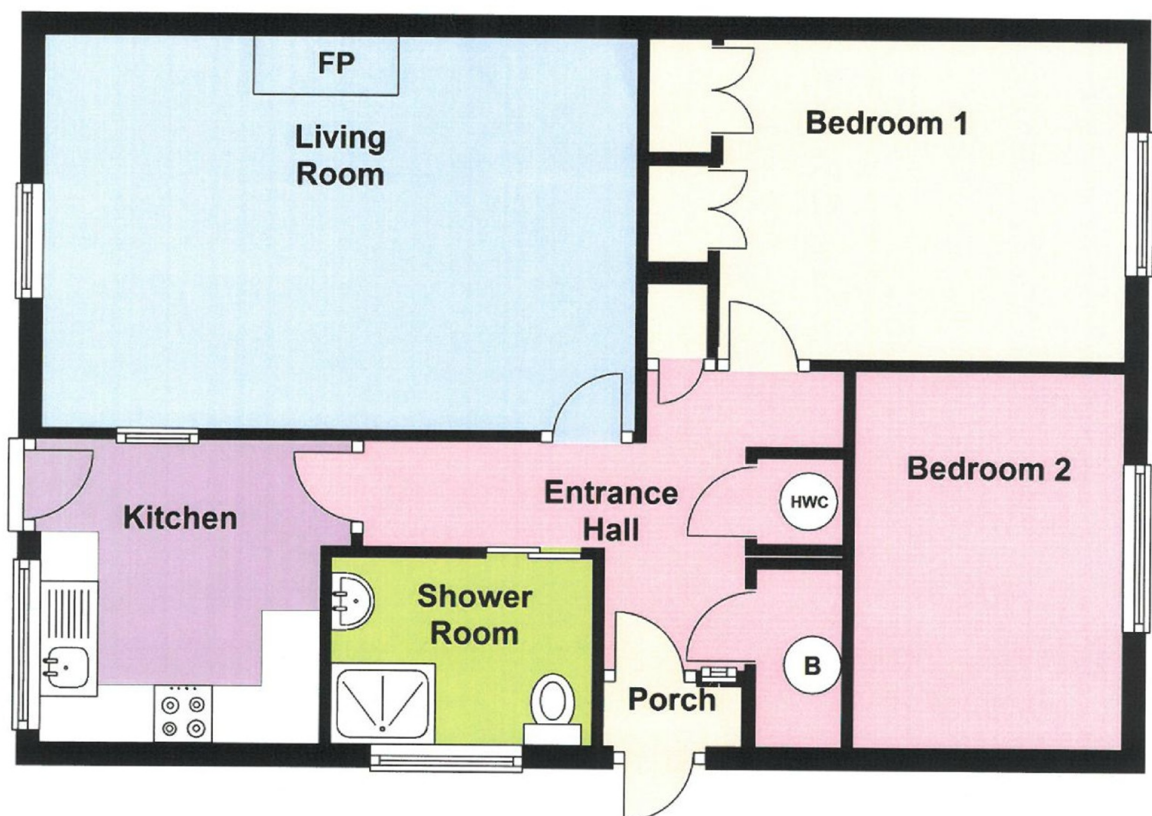
### MONEY LAUNDERING REGULATIONS

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

## Ground Floor



The Floor plans are for guidance only.  
Plan produced using PlanUp.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Off Street.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (48)

**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

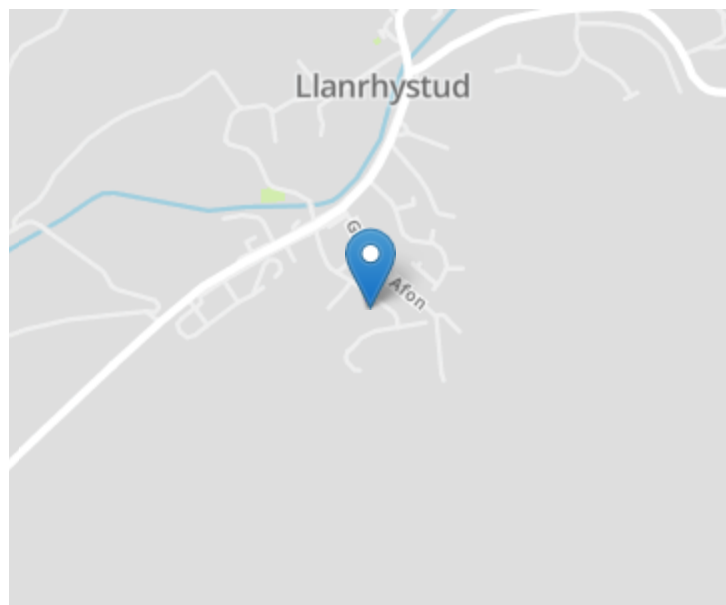
**Is the property listed?** No

**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 turn right you will see this property in the right hand corner identified by the Agents 'For Sale' board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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