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*Attractive 4 Bed Dwelling with Garage. Llanrhystud - Near Aberystwyth, West Wales.*



**Plot 6 Cae'r Felin, Llanrhystud, Ceredigion. SY23 5AL.**

**Ref R/2743/RD**

**£257,500**

**\*\*Attractive 4 Bed Semi Detached Home\*\*Integral Garage\*\*Sought After Location\*\*Located on a small select private residential cul de sac\*\*Get in early to chose your own kitchen, tiling and bathroom spec\*\***

**\*\*AN OPPORTUNITY NOT TO BE MISSED ! \*\***

The property is situated within the popular coastal village of Llanrhystud being situated along the A487 coast road. The village offers an excellent range of facilities including a popular local primary school, public house, 2 village shops, post office, petrol station, places of worship, access to the beach. Has public transport connectivity to the larger conurbations of Aberystwyth, Lampeter and Cardigan.

## GROUND FLOOR

### Entrance Hallway

Via composite door. Ground floor w.c. understairs cupboard.  
Access to -

### Living Room

11' 6" x 15' 7" (3.51m x 4.75m) a good sized family living room with window to front, multiple sockets, TV point.

### Open Plan Kitchen/Dining Area

16' 0" x 23' 11" (4.88m x 7.29m) 16" x 23' 11" providing open plan living with a range of base and wall units, sink and drainer, rear window overlooking garden. Fitted appliances including integrated oven, hobs with extractor over, space for 6+ persons dining table and corner space for family area with window overlooking garden. Side patio door to garden.

### Utility Room

5' 11" x 10' 8" (1.80m x 3.25m) rear door and window overlooking garden. Door to -

### Integral Garage

18' 1" x 10' 8" (5.51m x 3.25m) with up and over door, multiple sockets, concrete floor.

## FIRST FLOOR

### Landing

With access to linen cupboard.

### Bathroom

5' 9" x 8' 6" (1.75m x 2.59m) with w.c. panlled bath with shower over, single wash hand basin. Rear window.

### Master Bedroom

11' 6" x 10' 0" (3.51m x 3.05m) a double bedroom, rear window overlooking garden, multiple sockets, TV point.

### Bedroom 2

11' 2" x 10' 2" (3.40m x 3.10m) double bedroom with window to front, multiple sockets.

### Bedroom 3

10' 8" x 14' 10" (3.25m x 4.52m) a double bedroom with velux roof lights over, multiple sockets.

### Bedroom 4

11' 2" x 10' 2" (3.40m x 3.10m) window to front, multiple sockets.

## EXTERNALLY

### To the Front

The property is approached from the adjoining estate road into a gravelled forecourt area with parking for 2-3 vehicles.

### To the Rear

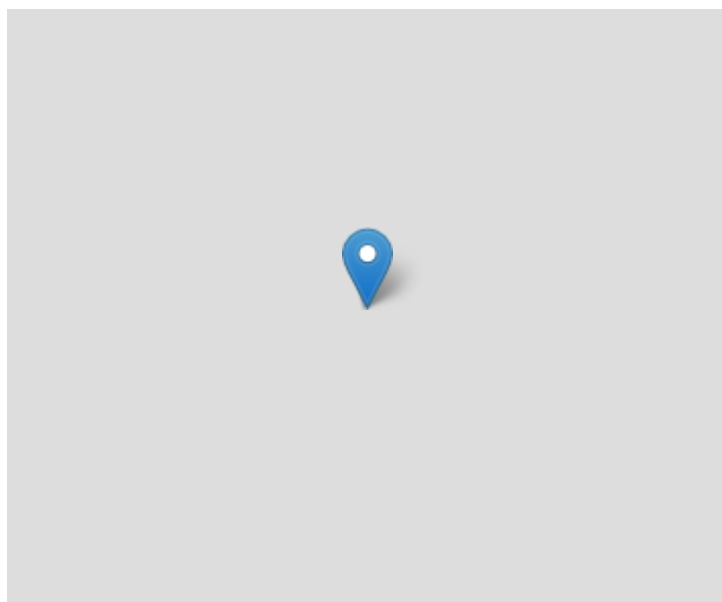
An extended garden laid to lawn. Post and rail fencing to sides.

### Services

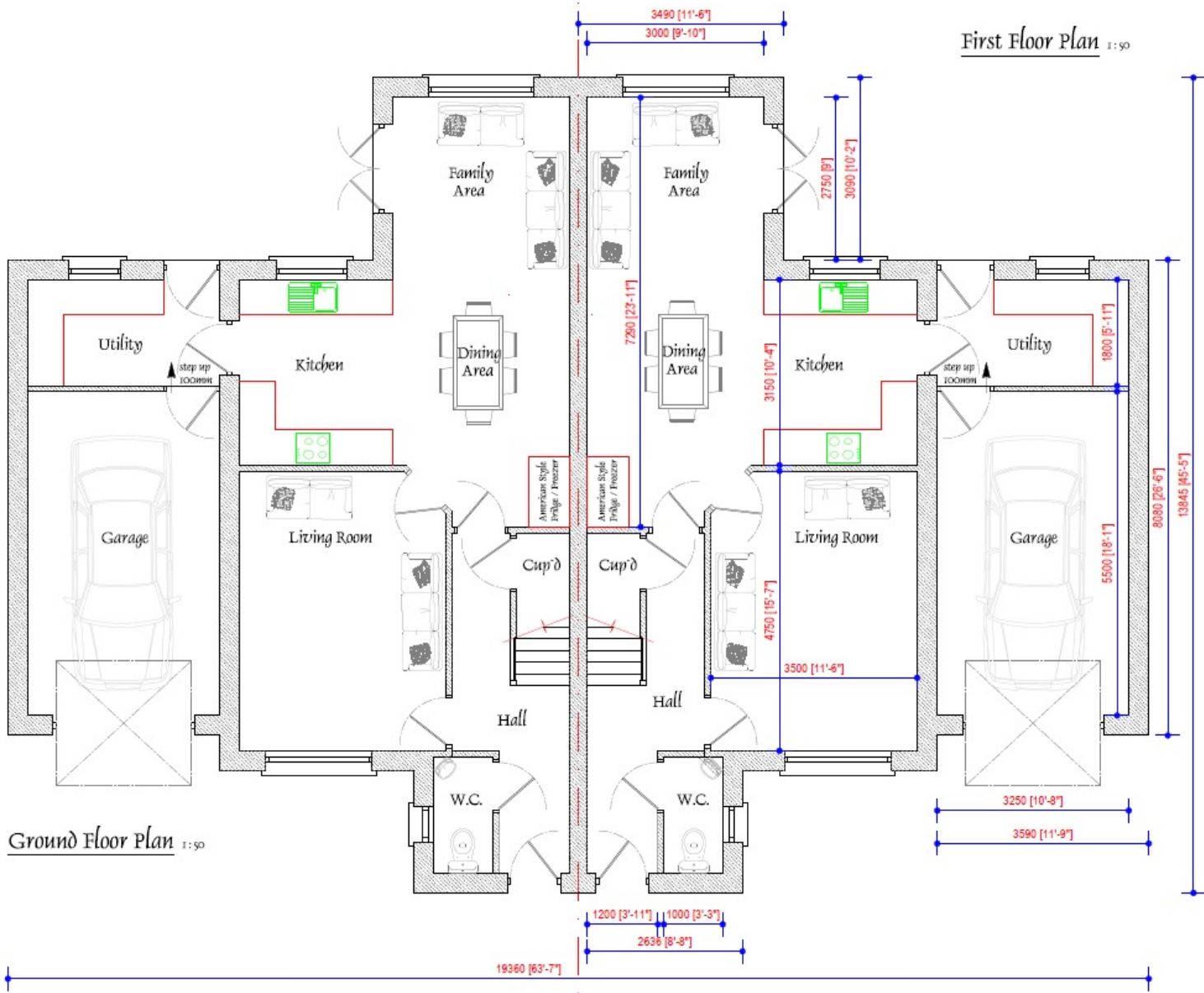
We are advised that the property benefits from Mains Water, Electricity and Drainage. Air Source Central Heating.

### Directions

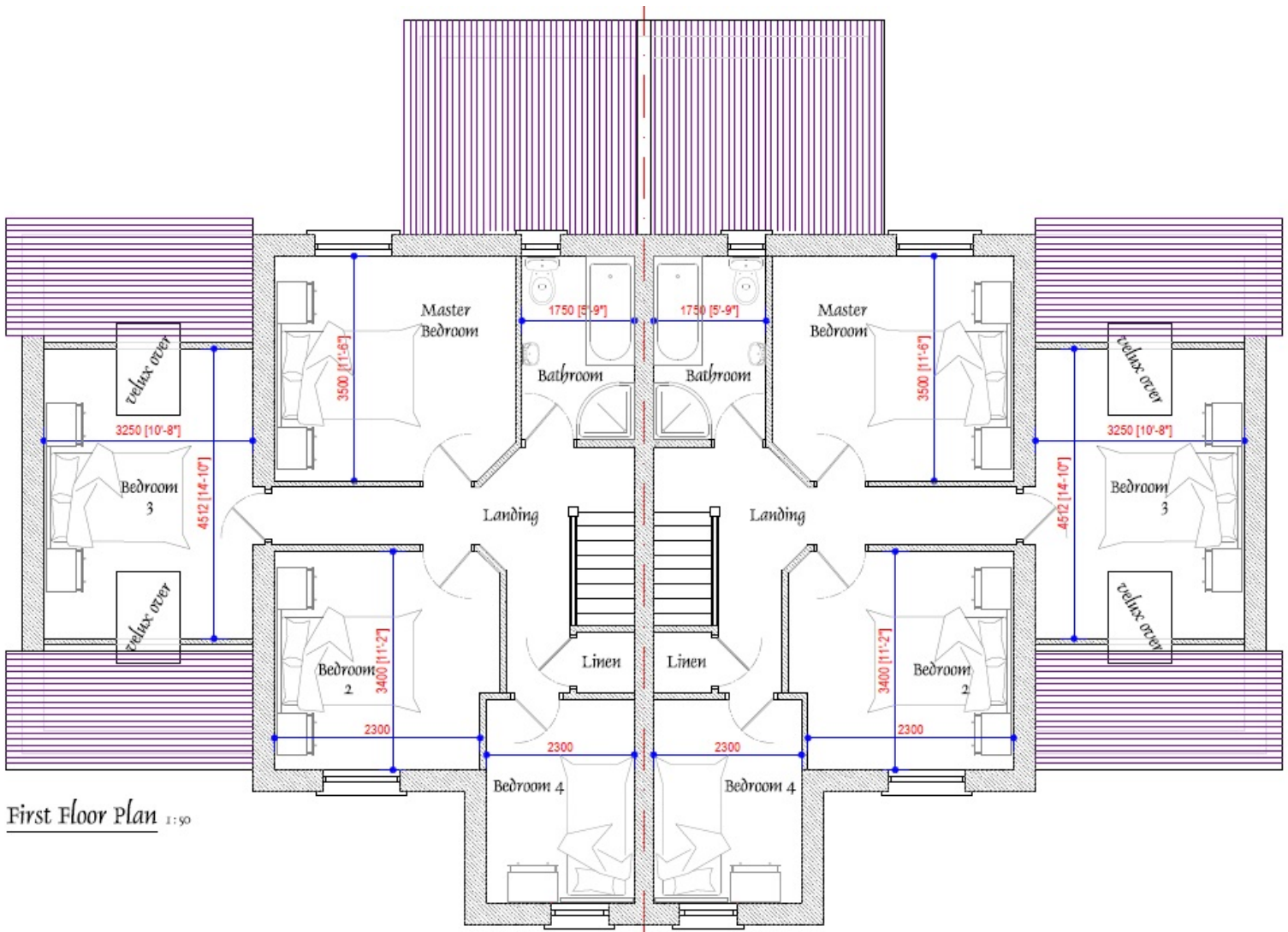
From Aberaeron north-east on the A487 coast road to the village of Llanrhystud. Drive through the village passing the Black Lion Hotel on the left hand side, follow the road around to the right and half way along a straight stretch of road take a right hand turning sign posted School. After a few hundred yards passing a primary school on the left hand side, take the next left hand turning and drive up the valley for 1/4 of a mile. The site is located on the left hand side immediately after a cul de sac of bungalows (Maes Carrog).



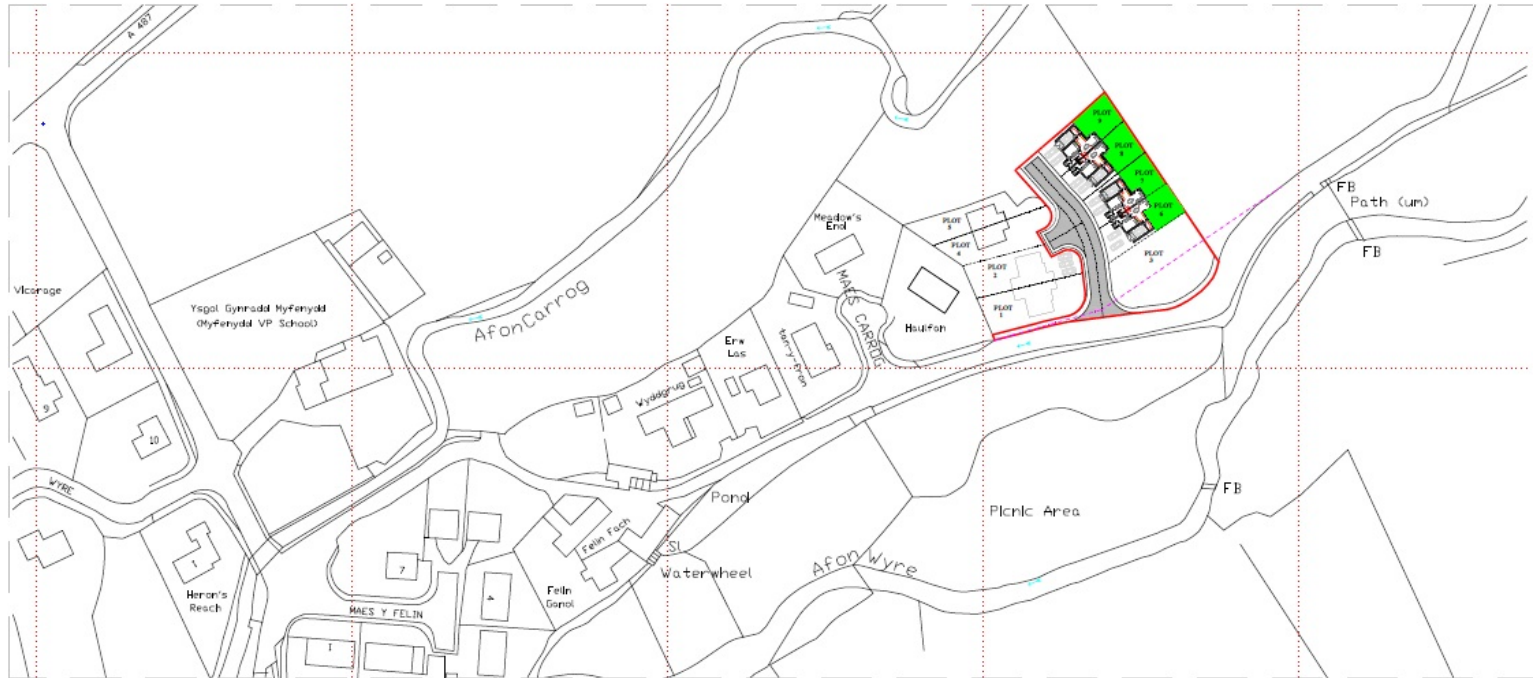
First Floor Plan 1:50



Ground Floor Plan 1:50



First Floor Plan 1:50





Application site indicated edged in RED lines.

A To Plot 9 denoted this one unit as AFFORDABLE HOUSING.

Site Road proposed to serve the 5 Caer Ffilm. Be estate road, complete with 1m Eastern side and 1 m wide rly side - as discussed and annex of CCC's Highways

Including the Reverse Side Turn once with the DEVELOPMENT HIGHWAYS acts.

Visibility splay indicated with PURPLE broken lines thus. These are set from a 2.4m X Distance from carriageway edge, as shown.

fan