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RICS



Since 1989

Attractive 3 Bed Detached Dwelling. Near Llanrhystud - West Wales.



Oakley Corner, Rhydosser, Llanrhystud, Ceredigion. SY23 5EF.

Ref R/2800/RD

£299,950

****Attractive and Spacious 3 Bed Detached Dwelling**Countryside Views**2 Miles Cardigan Bay Coastline**Off Road Parking**Modern Kitchen and Bathroom**Ideal Family Home**Quiet hamlet location****

****A WONDERFUL OPPORTUNITY IN A SOUGHT AFTER LOCATION**MUST BE VIEWED TO BE APPRECIATED****

The property is situated within the rural hamlet of Rhydrhoser being on the fringes of the coastal village of Llanrhystud on the A487 trunk road. Llanrhystud offers a good level of local facilities including renowned primary school, petrol station, mini supermarket, post office, village shop, public house, places of worship, beach and access to the All Wales coastal path. Excellent transport connectivity within the village.

GROUND FLOOR

Entrance Hall

5' 0" x 15' 3" (1.52m x 4.65m) via composite door with side glass panel, dual aspect windows to sides, wood effect flooring, radiator, multiple sockets.



Lounge

13' 3" x 19' 1" (4.04m x 5.82m) a large family living room with dual aspect windows to front and side overlooking garden, 2 x radiators, storage cupboard including integrated Hoover system, laminate flooring.



Kitchen/Dining Room

9' 2" x 19' 2" (2.79m x 5.84m) with a modern range of Grey base and wall units, tiled walls, 1½ bowl stainless steel sink and drainer with mixer tap, window overlooking garden with countryside views, washing machine connection, Neff integrated gas hobs with extractor over, multiple sockets, radiator.

The Dining Area with space for 6+ persons dining table, window to front, multiple sockets. Side door to -





Utility

8' 6" x 4' 2" (2.59m x 1.27m) with a range of Grey base units with stainless steel sink and drainer, window to front. Houses a Worcester oil boiler. External door to garden. and side parking area.



Ground Floor Wet Room



4' 8" x 5' 4" (1.42m x 1.63m) with fully tiled Mosaic walls, corner shower, side window, dual flush w.c. spot lights to ceiling, airing cupboard with radiator.

FIRST FLOOR

Landing

19' 1" x 5' 7" (5.82m x 1.70m) dual aspect windows to front, side and rear allowing excellent natural light. Access to loft. BT Point. Radiator.

Rear Bedroom 1

13' 4" x 8' 2" (4.06m x 2.49m) a double bedroom, dual aspect windows to side and rear with wonderful countryside views, multiple sockets, radiator.



Bathroom

8' 3" x 7' 10" (2.51m x 2.39m) a white bathroom suite including new corner tiled shower unit, corner bath, dual flush w.c. single wash hand basin, side window, tiled flooring, heated towel rail.



Front Bedroom 2

13' 4" x 10' 7" (4.06m x 3.23m) a double bedroom, dual aspect windows to front and side with views over the hamlet and garden, radiator, multiple sockets, laminate flooring.



Front Bedroom 3

8' 4" x 10' 10" (2.54m x 3.30m) double bedroom, window to front, multiple sockets, radiator. Fitted shelving.



EXTERNALLY

To the Front

The property is approached from the adjoining country road to a gravelled forecourt area. Picket fence. Parking provision for up to 3 vehicles.





To the Side & Rear

Side footpath leading to Garden area which enjoys a good level of sunshine throughout the day.



Services

We are advised that the property benefits from Mains Water and Electricity. Oil Central Heating. Private Drainage.

Directions

On leaving Llanrhystud heading South along the B4337 proceed for approximately 1 mile, passing Penrhos Golf Club on your left hand side. Continue up the hill, past the chapel on your right, continue for a further 500 yards approximately taking the 1st left hand exit (opposite a brown brick bungalow). Proceed along a C Class road taking the first left hand exit near a converted primary school and continue along this road for approximately half a mile. At the next junction turn right, proceed for approximately 20-30 yards and the property is located on the left hand side as identified by the Agents For Sale board.

