

Regulated by:



Since 1989

Charming period Cottage. Coastal Village Location. Cardigan Bay.



Gwalia Llanrhystud, Ceredigion. SY23 5AA.

Ref R/2665/DD

£147,500

****Character Cottage**2 Bed Accommodation**Period Features**Large paved patio area at rear**Lovely aspect looking down over the River Wyre**Live in or Rent out! ****

The Accommodation provides - Front Porch, Ent Hall, Sitting Room, Rear Kitchen. To the First Floor - 2 Double Bedrooms, Bathroom and w.c.

The coastal village community of Llanrhystud offers an excellent range of local amenities including shops/supermarket, primary school, filling station, places of worship, public house and is on a but route, all within level walking distance. Some 11 miles south of the coastal University and Administrative Centre of Aberystwyth, some 5 miles from the Georgian Harbour town of Aberaeron.

GROUND FLOOR

Front Porch

Entrance Hall



Sitting Room

15' 1" x 12' 0" (4.60m x 3.66m) with a fireplace, electric night storage heater, exposed ceiling beams, wall lights, front aspect window.



Rear Kitchen

10' 10" x 9' 2" (3.30m x 2.79m) with a range of floor and wall units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, electric night storage heater. Built in larder cupboard. Cooker space with cooker hood. Plumbing for automatic washing machine. Rear exterior door.





FIRST FLOOR

Landing

Approached via a staircase from the Entrance Hall with built in cupboard. Also built in airing cupboard.

Rear Double Bedroom 1

10' 2" x 9' 2" (3.10m x 2.79m) with electric night storage heater, rear aspect window overlooking river.



Front Double Bedroom 2

14' 7" x 8' 2" (4.45m x 2.49m) with front aspect window.



Bathroom

8' 5" x 7' 2" (2.57m x 2.18m) with a Turquoise coloured suite comprising of bath, wash hand basin and toilet. Wall mounted hot air blower.



EXTERNALLY

To the Front

Street Frontage. Pull in parking.



At the Rear

A pleasant large paved patio area/sitting out area looking down over the River Wyre.

There is no garden.

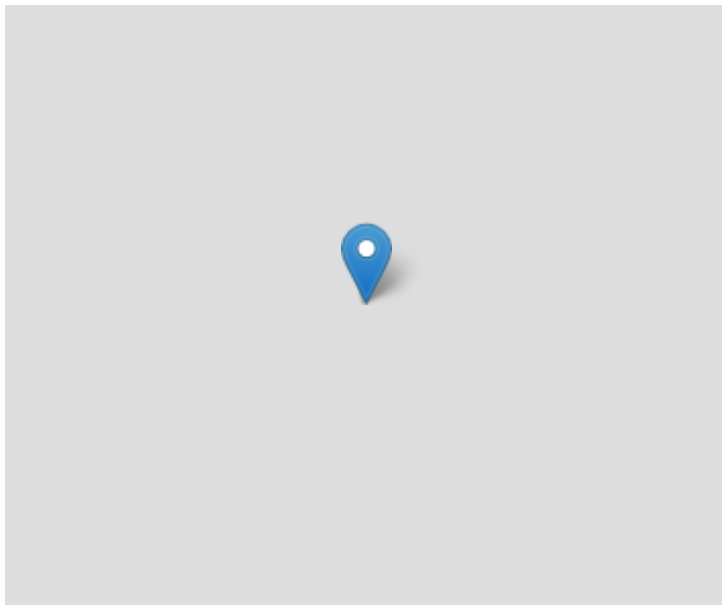


Services


Mains Electricity, Water and Drainage. Economy 7 Heating.

Directions

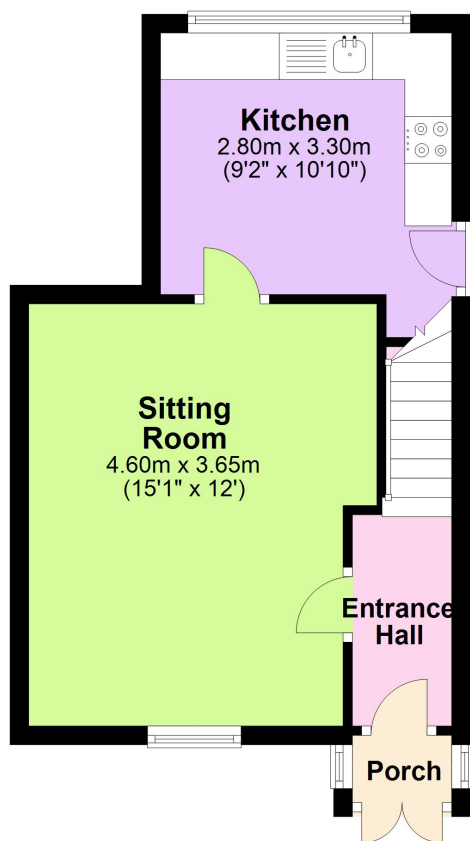
Travelling on the main A487 coast road North East from Aberaeron towards Aberystwyth. Follow the course of the road into the village of Llanrhystud until you see a right hand turning onto the B4337 Lampeter Road, just before The Black Lion public house and alongside the village post office. Proceed up this road for some 300 yards and you will see the property on the left hand side identified by the Agents for sale board.



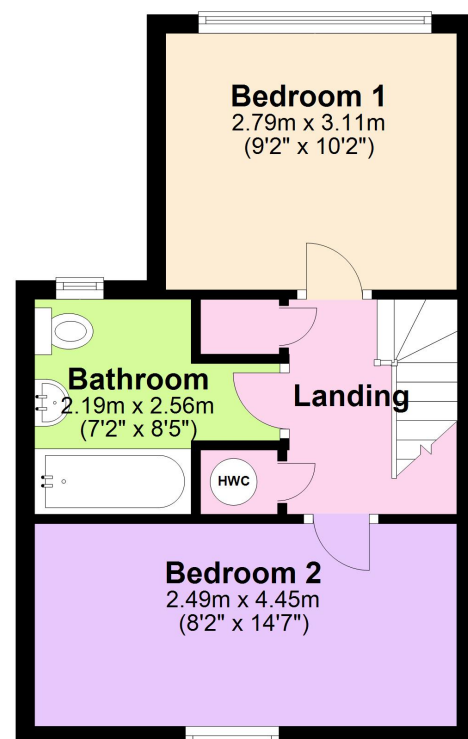
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 59.1 sq. metres (635.7 sq. feet)

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

Gwalia, Llanrhystud