

*Exceptional 4/5 bed modern family home located in the charming village of Lledrod,
Nr Aberystwyth.*



5 Cae'r Ysgol, Lledrod, Aberystwyth, Ceredigion. SY23 4AJ.

£425,000 Offers in Region of

R/4856/ID

**** An exceptional and highly efficient detached residence ** Perfect modern family home ** Located in the charming village of Lledrod near Aberystwyth/Tregaron ** Expansive living accommodation ** 4/5 double bedroom accommodation (1 en-suite) ** Attractive garden and grounds with river boundary ** Off road parking and single garage ** Air source heating system ****

The accommodation extends to 167 sq metres and provides : Entrance Hall, 4 Double Bedrooms (1 en-suite) & Family Bathroom. Lower Ground Floor - Kitchen/Dining Room, Utility Room, Lounge, Bedroom 5/Home Office.

Lledrod is a popular rural village & commuter centre, 9 miles south of the University town & coastal resort & administrative centre of Aberystwyth & just 7 miles south of Tregaron, the local villages at Bronant & Llanilar are within close proximity. The University town of Lampeter is 16 miles to the south.



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LOWER GROUND FLOOR

Kitchen/Dining Room

15' 1" x 18' 8" (4.60m x 5.69m) a generous sized room, perfect for families, comprising of Shaker style base and wall cupboard units with matching island unit, having oak effect working surfaces above, ceramic single drainer sink with mixer tap. lamona electric eye level cooker with integral grill above, 4 ring ceramic hob with stainless steel extractor hood, under cupboard lights, tiled splashback, spotlights, patio door to rear garden, double glazed window to side, space for large dining table, TV point.





Living Room

17' 3" x 16' 9" (5.26m x 5.11m) a spacious living room with feature 10' floor to ceiling windows to rear with patio doors overlooking the garden, TV point, wall lights, good quality laminate flooring.



Utility Room

6' 2" x 8' 5" (1.88m x 2.57m) with fitted cupboard units with plumbing for automatic washing machine, outlet for tumble dryer, stainless steel sink.



Hallway

10' 2" x 7' 7" (3.10m x 2.31m) via a dog-leg staircase from the ground floor, understairs storage cupboard, access into all rooms. The lower ground floor benefits from under floor heating throughout.

Bedroom 5/Home Office

10' 8" x 10' 2" (3.25m x 3.10m) with double glazed window to side, views over the river, laminate flooring.



'L' Shaped Cloakroom

6' 2" x 9' 8" (1.88m x 2.95m) with dual flush WC, pedestal wash-hand basin, spotlights to ceiling extractor fan.



ground floor

Entrance Hall

10' 1" x 12' 9" (3.07m x 3.89m) via half glazed uPVC door with glazed side panel, central heating radiator, spotlights to ceiling, galleried landing with stairs leading to lower ground floor, doors into all bedrooms and access hatch to loft.



Principal Double Bedroom 1

12' 2" x 15' 9" (3.71m x 4.80m) spacious principal bedroom with glazed patio doors leading out onto balcony area of timber construction with delightful views over the garden, double glazed window to side, central heating radiator, spotlights to ceiling, doors into walk in wardrobe/dressing room, door into -



En-suite

5' 6" x 6' 3" (1.68m x 1.91m) with a 3 piece suite comprising of a corner shower unit with mains fed rainfall shower above, pull out head, dual flush WC, pedestal wash-hand basin, tiled floor, stainless steel heated rail, frosted window to front.



Double Bedroom 2

12' 1" x 11' 4" (3.68m x 3.45m) with double glazed window to rear over looking garden, central heating radiator, TV point.



Double Bedroom 3

13' 8" x 13' 6" (4.17m x 4.11m) with double glazed window to rear, central heating radiator, TV point, built in cupboard.



Double Bedroom 4

10' 4" x 9' 9" (3.15m x 2.97m) with double glazed window to side with views over the river, central heating radiator.



Family Bathroom

10' 4" x 6' 7" (3.15m x 2.01m) with modern white suite comprising of 'p' shape panelled bath with mains shower above, dual flush WC, pedestal wash-hand basin, stainless steel heated towel rail, tiled flooring, tiled walls, frosted window to side, spotlight to ceiling, extractor fan, cupboard housing the hot water tank.



EXTERNALLY

To the front -

The property is approached by a tarmac estate road with a tarmac drive with parking 3/4 vehicles with access to the -



Single Garage

17' 4" x 9' 0" (5.28m x 2.74m) with up/over door with access hatch to garage loft and electricity connected.



Pathways from both sides lead to - Rear garden & grounds

A most attractive and commodious rear garden that has been expertly landscaped to make the most of the sunny south/westerly aspect with a plethora of flowers, shrubs, trees and hedgerows that have been planted over the years and matured.

The property borders the River Wyre to the south/west and has a lovely wildlife path near the river and a pontoon over the river.

Attractive patio area, laid to slabs and a recently constructed gazebo making a superb sheltered area for alfresco dining or BBQ's. Also a side section to the garden which is a quiet and peaceful area with mature flowers, trees and shrubs overlooking the river.

The other side of the property is a lovely flower bank with apple and cherry trees.





GENERAL NOTE

The properties are part of a management fee of £20 per month being invested into a pot for the 5 properties on site.

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

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

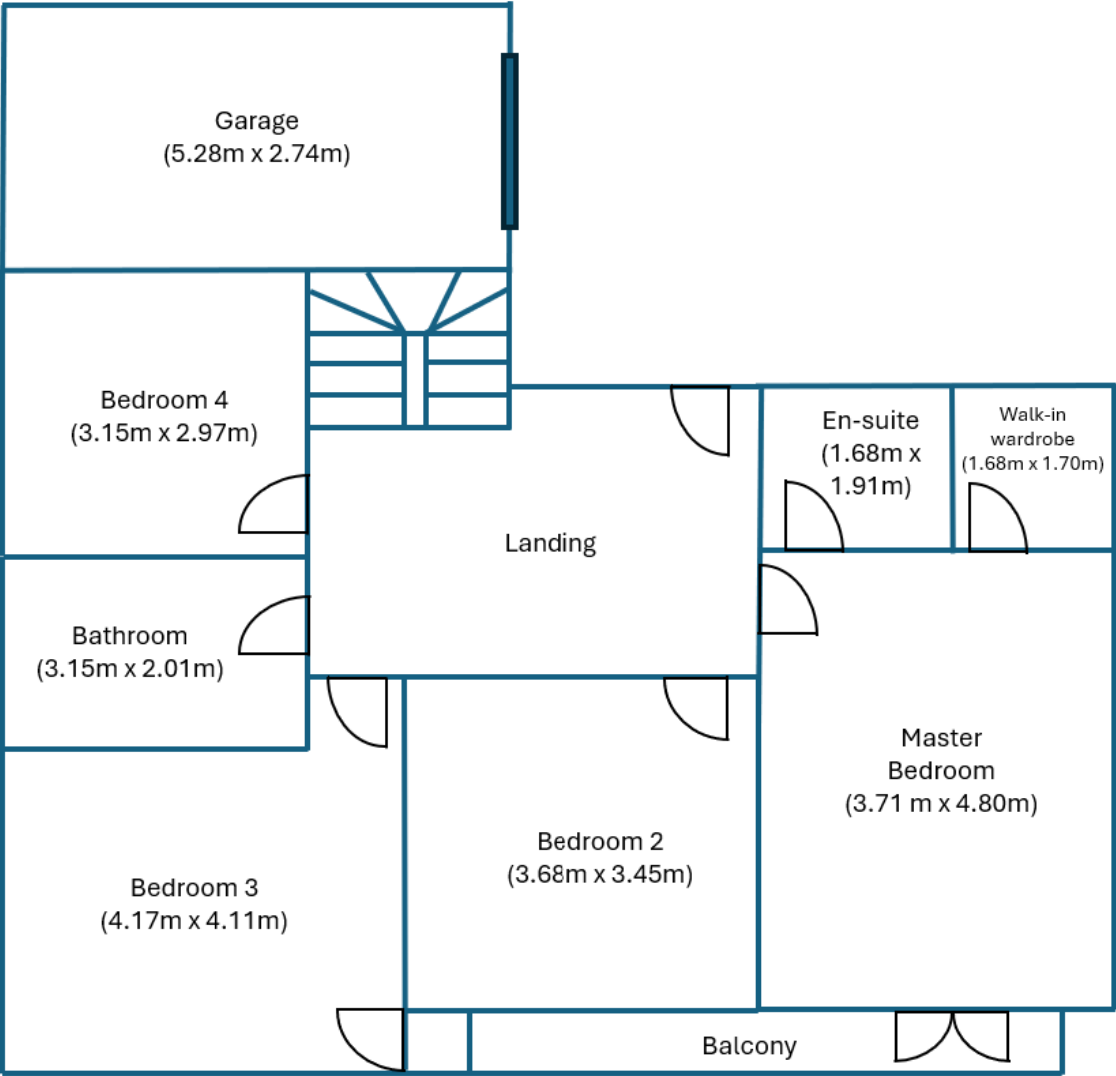
Services

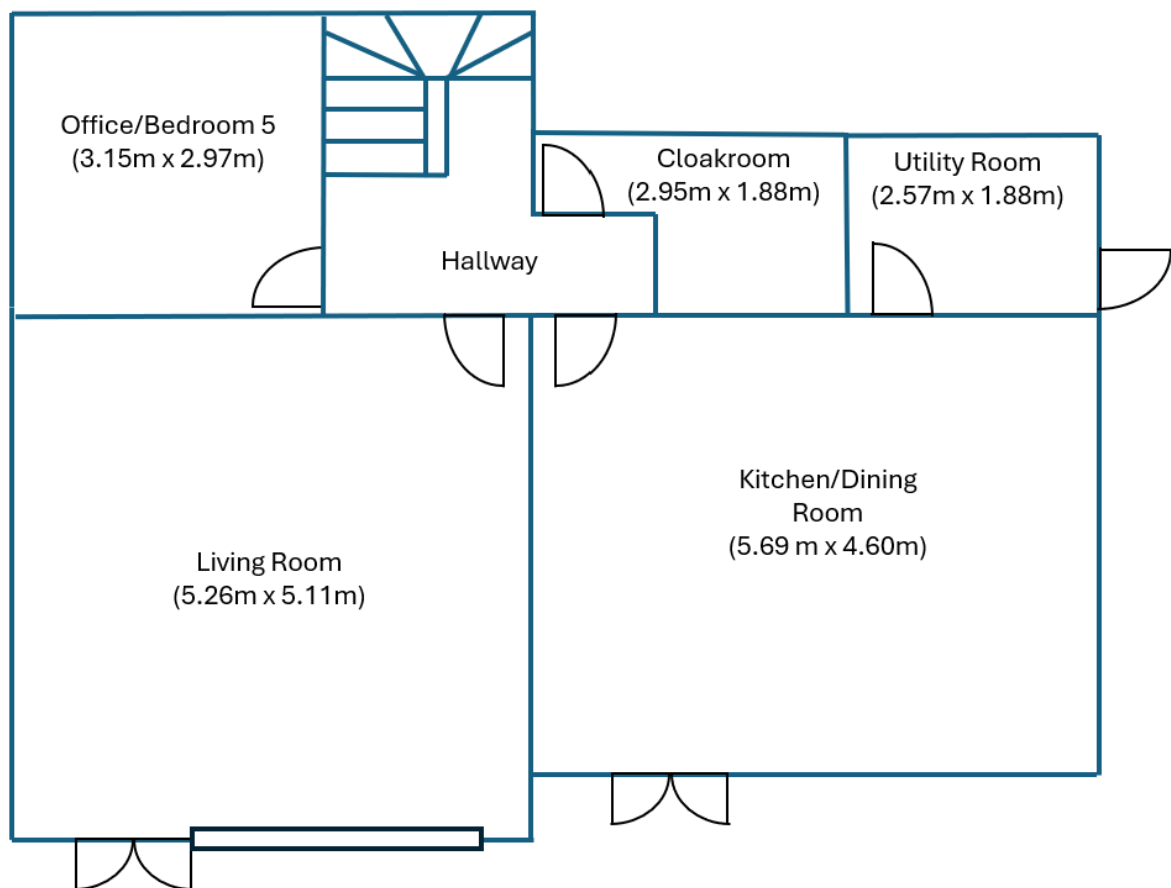
The property benefits from mains water, electricity and private communal drainage via a bio-digestive system.

Airsource central heating.

Tenure : Freehold

Council Tax Band : F (Ceredigion County Council)





MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (78)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

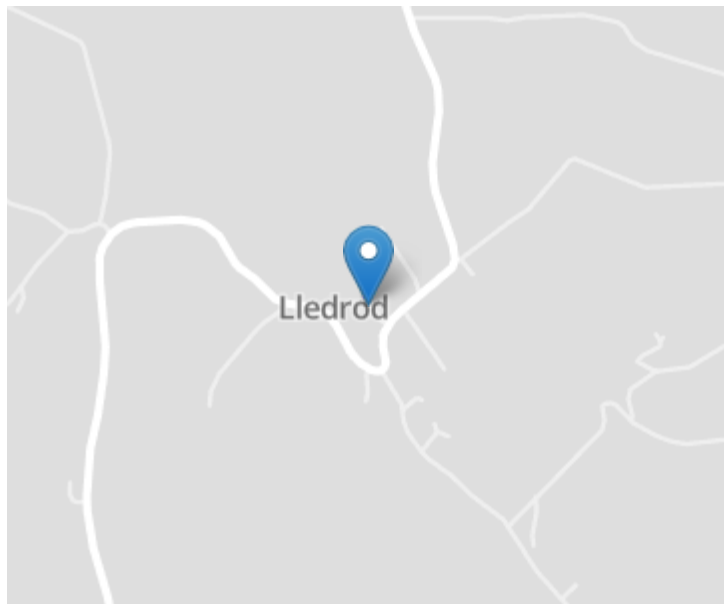
Any risk of coastal erosion? No

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

From Llanilar, continue on the A485 South East towards Tregaron. Continue into the village of Lledrod and Cae'r Ysgol will be found just past the former School on the right hand side. The property can be found as the last property on the left hand side as identified by the agents 'for sale' board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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