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Local knowledge, National coverage

Well presented 2 bedroom character cottage near the Cardigan Bay coastline. Llanrhystud, Near Aberystwyth, West Wales

4, Glanrafon Terrace, Llanrhystud, Ceredigion. SY23 5BP.

£205,000

R/4639/ID

** Most attractive 2 bedroom (1 en-suite), coastal character cottage ** Spacious rear garden with outhouse ** Located in the popular coastal village of Llanrhystud ** Only a short walk to a range of village amenities and the Cardigan Bay coastline ** Excellent first time buyer/investment opportunity ** uPVC double glazing ** Oil fired central heating ** Pull in parking space **

The property comprises of : Front Vestibule, Front Lounge, Rear Kitchen, Dining Room, Utility Room (with WC). First Floor - 2 Double Bedrooms - 1 En-Suite, Main Bathroom & Storage Room.

Located in the centre of the coastal village comunity of Llanrhystud in the popular residential locality along the main A487 coast road, providing excellent range of local amenities including shop, Post Office, florist, public house, convenience store, filling station, primary school and nearby golf course and leisure centre. Being 9 miles south of the coastal town and administrative centre of Aberystwyth and some 7 miles north of the Georgian harbour town of Aberaeron with its comprehensive range of schooling and shopping facilities.

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Front Vestibule

3' 3" x 3' 0" (0.99m x 0.91m) with uPVC door, laminate flooring, door into -

Front Lounge

16' 8" x 14' 0" (5.08m x 4.27m) with double bay window to front, electric fire place and surround, central heating radiator, wall lights, spiral staircase leading to first floor, glazed double doors leading to -

Kitchen/Dining Room

11' 9" x 13' 5" (3.58m x 4.09m) with a range of fitted base and wall cupboard units with Formica work surfaces above and splash-back. Indesit electric oven and 4 ring LPG gas hob above, stainless steel single drainer sink with mixer tap, double glazed window to rear, uPVC exterior door, central heating radiator, space for fridge freezer, laminate flooring, door leading to -

Utility Room/WC

3' 0" x 8' 4" (0.91m x 2.54m) with plumbing for automatic washing machine and separate WC with frosted window to side..

FIRST FLOOR

Central Landing

9' 3" x 7' 5" (2.82m x 2.26m) via a spiral staircase.

Principal Double Bedroom 1

12' 0" x 11' 8" (3.66m x 3.56m) Spacious double room with double glazed window to rear, central heating radiator, space for wardrobes and door into -

En-Suite

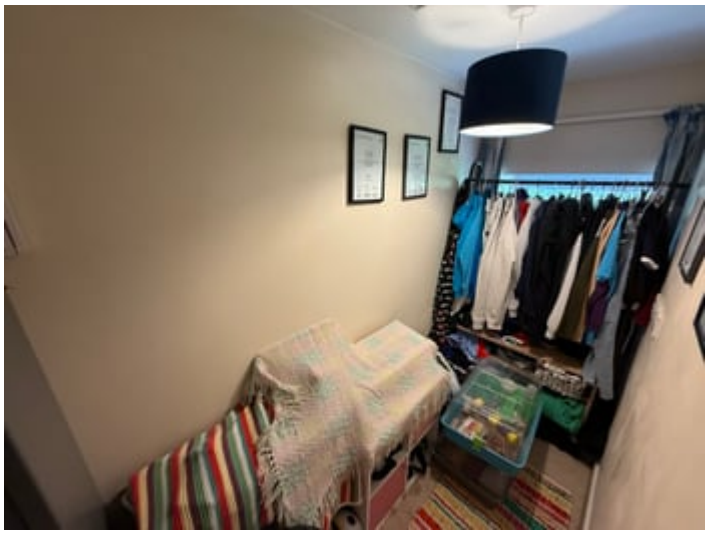
4' 0" x 5' 0" (1.22m x 1.52m) with fully tiled walls, enclosed shower unit with mains shower above, dual flush WC, pedestal wash-hand basin, frosted window to side, spotlight to ceiling.

Main Bathroom

7' 5" x 5' 9" (2.26m x 1.75m) with a 3 piece suite, panelled bath with mains shower above, dual flush WC, pedestal wash-hand basin, Velux window, central heating radiator, spotlights to ceiling.

Storage Room

3' 6" x 9' 9" (1.07m x 2.97m) with double glazed window to front, access hatch to loft.



Front Double Bedroom 2

12' 4" x 8' 0" (3.76m x 2.44m) with double glazed window to front, central heating radiator, TV point.

EXTERNALLY

To the front -

The property benefits from a pull in parking space for 1 car.

To the rear -

Is a spacious, attractive, fully enclosed rear garden area with a decking area onto an extensive lawn with useful -

Outhouse

10' 6" x 16' 0" (3.20m x 4.88m) with electric connected and of block construction with box profile roof.

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 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

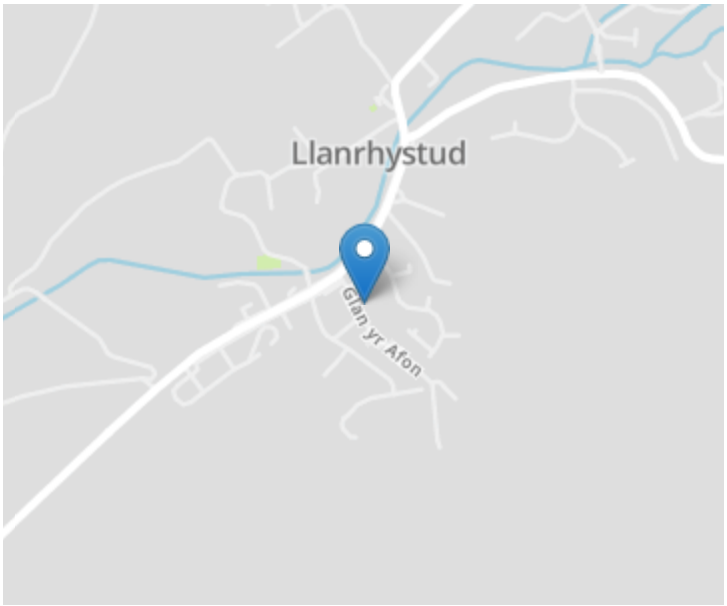
MATERIAL INFORMATION

Council Tax: Band C
N/A
Parking Types: Off Street.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: None.
Sewerage: None.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Mobile Signal

4G data and voice

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 north from Aberaeron, proceed along the A487 trunk road to the village of Llanrhystud. Proceed passed the filling station andthen village hall on your right hand side. Pass the entrance to Pentre Isaf housing estate on the right hand side and take the next right hand turning into Glanrafon Terrace and the property is located as the 4th property on the left hand side as identified by the Agents 'For Sale' board.

For further information or to arrange a viewing on this property please contact :

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