

*Attention First Time Buyers! Recently renovated and spacious 3 bedroom property. Llanrhystud,
Near Aberaeron/Aberystwyth, West Wales.*



13 Heol Islwyn, Llanrhystud, Ceredigion. SY23 5BW.

£210,000

R/4092/ID

**** Attention First Time Buyers ** Recently renovated, 3 bedroom dwelling ** Located in the popular coastal village of Llanrhystud ** Recently modernised including a new kitchen, bathroom, flooring etc.. ** Private parking ** Low maintenance rear garden ** Central village location and level walk to all village amenities ** 10 minute walk from the coast ** 20 minute drive equi-distant from Aberaeron & Aberystwyth ** Double Glazing and oil fired central heating ****

The property comprises of - Entrance Hall, Front Dining Room, Rear Lounge, Modern Kitchen, Utility Room. First Floor - 2 Double Bedrooms & 1 Single Bedroom, Bathroom.

The property is situated in the popular coastal village of Llanrhystud on the A487. The village offers a good range of local amenities and services including a primary school, public house, village shops, Post Office, mini supermarket and petrol station, places of worship, active community and good public transport connections. The Georgian harbour town of Aberaeron and the University town of Aberystwyth are equi-distant 20 minute drive from the property, offering a wider range of local services and amenities.



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GROUND FLOOR

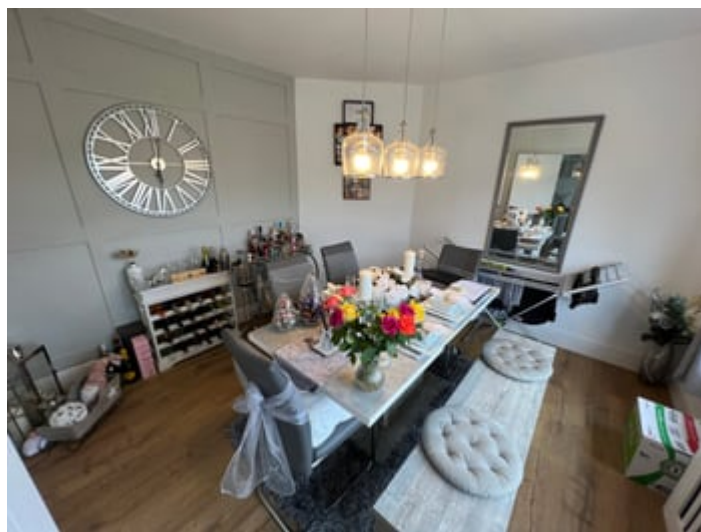
Entrance Hall

11' 3" x 6' 2" (3.43m x 1.88m) via a half glazed uPVC door, double glazed window to front, stairs rising to first floor, central heating radiator, laminate flooring.



Front Dining Room

12' 0" x 11' 6" (3.66m x 3.51m) with double glazed window to front, central heating radiator, laminate flooring, feature wall panels, down hanging lights.



Rear Lounge

13' 7" x 18' 6" (4.14m x 5.64m) with open fire place with electric fire, slate hearth, central heating radiator, understairs storage cupboard, 6' french doors to rear garden, laminate flooring, spotlights to ceiling, venetian painted ceiling, TV point, 5' archway into -



Modern Kitchen

13' 2" x 7' 3" (4.01m x 2.21m) with range of gloss white base and wall cupboard units, Formica working surfaces above, inset 11/2 drainer sink with pull out mixer tap, Lamona electric oven, 4 ring ceramic hob, stainless steel extractor hood, double glazed window to side, tiled flooring, deep utensil draws, integrated dishwasher.





Utility Room

6' 0" x 6' 3" (1.83m x 1.91m) with plumbing for automatic washing machine, space for tall fridge/freezer, Worcester combi boiler, tiled flooring, glazed exterior uPVC door at side.



FIRST FLOOR

Landing

11' 4" x 8' 6" (3.45m x 2.59m) with access hatch to loft. Door into -



Bathroom

6' 2" x 5' 8" (1.88m x 1.73m) with a modern white suite comprising of a panelled bath with shower above, gloss white vanity unit with inset wash-hand basin, dual flush WC, tiled floor, illuminated mirror, central heating radiator, PVC lined boards, frosted window to rear, extractor fan.



Rear Double Bedroom 1

13' 7" x 11' 4" (4.14m x 3.45m) with double glazed window to rear, central heating radiator, fitted wardrobes.



Front Double Bedroom 2

9' 9" x 11' 4" (2.97m x 3.45m) with double glazed window to front, central heating radiator, fitted wardrobe.



Front Bedroom 3/Office/Dressing Room

7' 5" x 7' 8" (2.26m x 2.34m) with double glazed window to front, central heating radiator, feature wall panels.

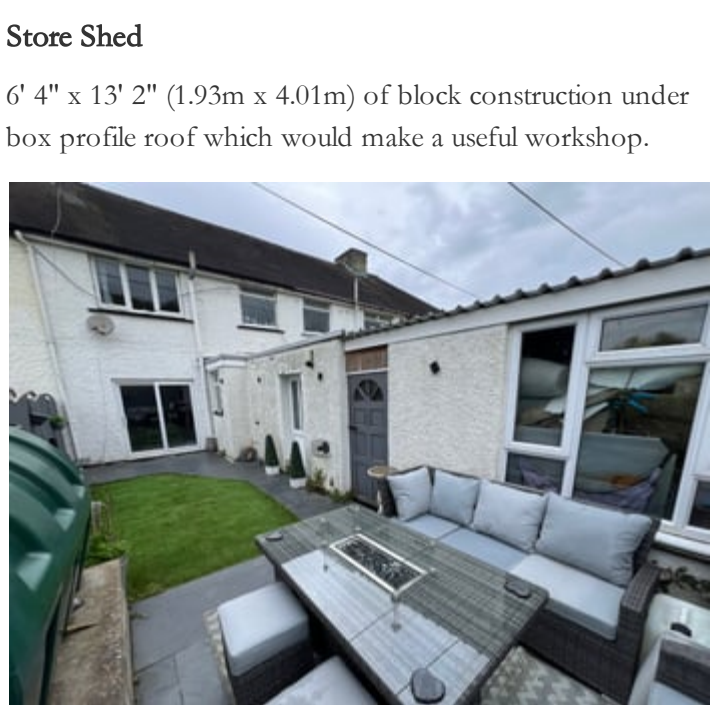


EXTERNALLY

To the rear

Is an enclosed rear garden which is mostly laid to patio slabs and artificial grass for ease of maintenance with pedestrian access to the rear.





To the front

Gravelled area with private parking for 2 cars.



Store Shed

6' 4" x 13' 2" (1.93m x 4.01m) of block construction under box profile roof which would make a useful workshop.



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.

Services

From Aberaeron proceed north east on the A487 signposted Aberystwyth, passing through the villages of Aberarth and Llanon. After some 8 miles you will enter the village of Llanrhystud. On entering the village you will pass a petrol station and village hall on the right hand side as well as the entrance to Pentre Isaf Heol Isfoel, take the next right hand turn into Heol Islwyn (it benefits from 2 entrance points adjoining the A487) and the property can be found at the end identified by the agents 'for sale' board.

Directions

Mains Electricity, Water and Drainage. Oil Fired Central Heating (Combi boiler).

Tenure : Freehold

Council Tax Band : C (Ceredigion County Council)

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

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