



## Trawscoed

£465,000

 3  5  4

Throughout miles of unspoilt countryside views and nestling between the trees, we welcome you to The Lindens. A grand family home with five double bedrooms, 3 ensuites, lounge, office and sitting room, garage and parking for up to 6 vehicles. Come and take a look for yourself.

- A GRAND DETACHED HOUSE
- 5 DOUBLE BEDROOMS & 3 ENSUITES
- LOUNGE, OFFICE & SITTING ROOM
- PRIVATE AREA
- DETACHED GARAGE
- PARKING FOR UP TO 6 VEHICLES
- COUNTRYSIDE VIEWS

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Call 01970 636000 to arrange a viewing

**THE LINDENS**

Previously owned by only two homeowners, currently housing three generations, this property throughout the years has been loved and been a place to create many memories.

**ENTRANCE PORCH**

7' 6" x 6' 10" (2.30m x 2.09m) On entry to this wonderful home, the opulence and splendour, deliver you to the front door where the journey of this family home begins.

**ENTRANCE HALL**

12' 2" x 8' 5" (3.72m x 2.57m) Step inside this wonderful home. A spacious and light entrance hallway with original stain glass window adding charm and character. Neutrally decorated and fully carpeted. Built in storage under the stairs. Communicating doors to master bedroom, downstairs WC, lounge and dining room.

**LOUNGE**

17' 7" x 14' 7" (5.37m x 4.45m) The lounge at The Lindens is one of if not the best room in the house. Boasting high ceilings, beams and countryside views at every angle. A room perfect for the whole family to congregate. To add to the warmth and cosiness this room has to offer is the electric fire. Door to office.

**DINING ROOM**

14' 4" x 11' 8" (4.38m x 3.56m) Neutrally decorated and warm, we enter the dining room; a cosy space compassed with a table seating six. Double doors into the snug. Archway into kitchen.

**KITCHEN**

14' 11" x 8' 11" (4.56m x 2.73m) The kitchen itself is credit to the light feel of the entire space. Wooden worktops are accompanied by clear cut, exclusive white cupboards with built in dish washer, gas hob with extractor over, grill and oven. Under cupboard lighting combined with spotlights create a sensual warmth to the helm of the home and add to the continual ambiance and semblance throughout. Large window overlooking the garden. Open plan archway to dining room. Door to garage.

**OFFICE**

9' 6" x 6' 1" (2.90m x 1.86m) Window overlooking the front. Great space for those needing a home office.

**DOWNSTAIRS WC**

6' 1" x 4' 9" (1.87m x 1.45m) Low flush WC and hand wash basin. Privacy window to front.

**MASTER BEDROOM**

20' 5" x 10' 4" (6.24m x 3.16m) On entry to the master bedroom you are once again captured as the light invades the large room opening up once more to the view standing before you. To the right of the room you are greeted with a white en-suite with shower, toilet, sink and heated towel rail with a ventilation unit in place. This simple yet elegant en-suite provides an airy and clean extension to the feel of the master suite.

**ENSUITE**

8' 2" x 4' 0" (2.50m x 1.22m) White suite comprising walk in shower, hand wash basin and low flush WC. Hand towel rail and privacy window.





### SITTING ROOM

15' 1" x 10' 9" (4.60m x 3.29m) One of our favourite rooms in the house. This room, currently utilised as a snug is perfect to sit and relax in. Large windows overlooking the rear garden and countryside views, it is a perfect place to sit and enjoy the sound of the birds in comfort. TV point.

### FIRST FLOOR

Carpeted stairs up to first floor.

### LANDING

23' 8" x 13' 7" (7.23m x 4.16m) Fantastic landing with a range of space between the adjoining rooms. Spacious and light with window overlooking the front. Built in storage.



### BEDROOM TWO

15' 11" x 10' 1" (4.87m x 3.08m) Neutrally decorated and fully carpeted with window. A bedroom with fantastic deep built in storage (1.35m deep). Door to ensuite.

### ENSUITE

9' 0" x 7' 7" (2.75m x 2.32m) Walk in shower, low flush WC and hand wash basin. Privacy window.

### BEDROOM THREE

17' 8" x 10' 4" (5.40m x 3.17m) Currently a bedroom fit for two little girls! Extremely spacious with space for a dressing table, two single beds and door to ensuite shower room. Window overlooking the front.

### ENSUITE

8' 2" x 4' 0" (2.51m x 1.22m) Walk in shower, low flush WC and hand wash basin. Privacy window.





#### BEDROOM FOUR

14' 9" x 10' 1" (4.50m x 3.08m) Continuing down the hallway, we enter the fourth bedroom again with large window illuminating the room. Double bedroom neutrally decorated and fully carpeted.

#### BEDROOM FIVE

10' 7" x 9' 0" (3.25m x 2.76m) Another double bedroom neutrally decorated and fully carpeted. Window to rear.

#### BATHROOM / SHOWER ROOM

9' 6" x 7' 11" (2.91m x 2.43m) The master bathroom comprises bathtub, walk in shower, low flush WC and hand wash basin. The bathroom is an encore to the light throughout disregarding the frosted glass window ensuring privacy; created once more by the fresh, clean white furnishings and orderly use of space.

#### OUTSIDE OF PROPERTY

Outside is as beautiful as the inside. Living up to its name The Lindens, the property is surrounded by

countryside features such as trees, mountains and is laid to lawn. To the front of the property is a range of parking for up to 6 vehicles.

#### GARAGE

21' 11" x 11' 8" (6.69m x 3.56m) Fantastic for not only storage but to create what ever the next owner wishes. Currently a place for storage and a utility area. Plumbing for washer and dryer. Fully electric with up and over door.

#### VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

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**Local Authority**

Ceredigion County Council

**Council Tax Band**

G

**Energy Efficiency Rating**

TBC

**Viewing Arrangements**

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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