

## Llanrhystud

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Local Authority

Ceredigion County Council

Council Tax Band

E

Energy Efficiency Rating

E

Viewing Arrangements

Strictly by appointment  
through Alexanders



## Llanrhystud

Asking Price £249,995

A peaceful detached home offering a peaceful rural retreat amidst open fields and hedgerows. While enjoying privacy essential amenities are just a 5-minute drive away in the nearby village of Llanrhystud, which features a post office, petrol station with a shop, and a village pub.

Welcome to Rhydlas Isaf, this detached home is a rural haven surrounded by an expanse of fields and hedgerows. Although peaceful and private, your nearest conveniences are only a 5 minute drive away, with the village of Llanrhystud housing a post office, petrol station with shop and village pub.

Equipped with three bedrooms, two spacious reception rooms, a garage and large garden this property this property makes the perfect countryside home.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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T: 01970 636000



## Llanrhystud

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### PROPERTY COMPRISES

Unless otherwise stated, all rooms have double glazed windows, a range of power points and radiators. The property is heated via Oil central heating and connected to mains electricity and water with private drainage.

### ENTRANCE HALLWAY

The bright and spacious entrance hallway features a large under-stairs storage cupboard and connects to both reception rooms through communicating doors.

### RECEPTION (4.85m x 3.58m)

A spacious reception room features a window that overlooks the fields opposite Rhydlas Isaf and is complete with a charming feature fireplace, creating a warm and inviting atmosphere.

### LOUNGE (4.83m x 4.25m)

The reception room features a front-facing window and a cosy feature fireplace, with a communicating door leading to the kitchen, making it an ideal space for a dining room.





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### **KITCHEN (7.85m x 2.10m)**

The long, bright kitchen features utility and garage access at either end and includes a handy storage cupboard that could serve as a perfect country pantry. Base-level units line one side, providing ample storage, while a stainless steel sink overlooks the garden and the fields beyond.

### **UTILITY (2.16m x 3.45m)**

A luxury in any home, this utility room offers ample space for a washer and dryer, along with additional storage options, providing the perfect spot to tuck away laundry.

**Connecting the kitchen and garage, a hallway runs the depth of the property, featuring a secondary front door and providing access to the rear garden.**

### **GARAGE (5.65m x 2.96m)**

The garage is accessible from the house, featuring an up-and-over metal door, making it perfect for additional storage or car parking when needed.





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### STAIRS LEAD TO THE FIRST FLOOR

The first floor is accessed via a half-turn staircase with a split landing, where the bedrooms are located at the front of the property, while the bathroom and two large storage spaces are situated at the rear.

### BEDROOM ONE (4.57m x 4.86m)

The large master bedroom boasts stunning countryside views overlooking the neighboring fields, creating a picturesque retreat.

### BEDROOM TWO (4.86m x 3.59m)

Another spacious double bedroom features a front-facing window that offers beautiful views of the surrounding countryside.

### BEDROOM THREE (2.93m x 1.83m)

The smallest of the three bedrooms, perfect for a single room, nursery or office space.

### BATHROOM (3.02m x 2.14m)

The bathroom features a full white suite, including a toilet, hand basin, and a bath with a shower overhead.

### EXTERNALLY

The large rear garden features an expansive grass lawn, providing ample space for outdoor activities and relaxation.

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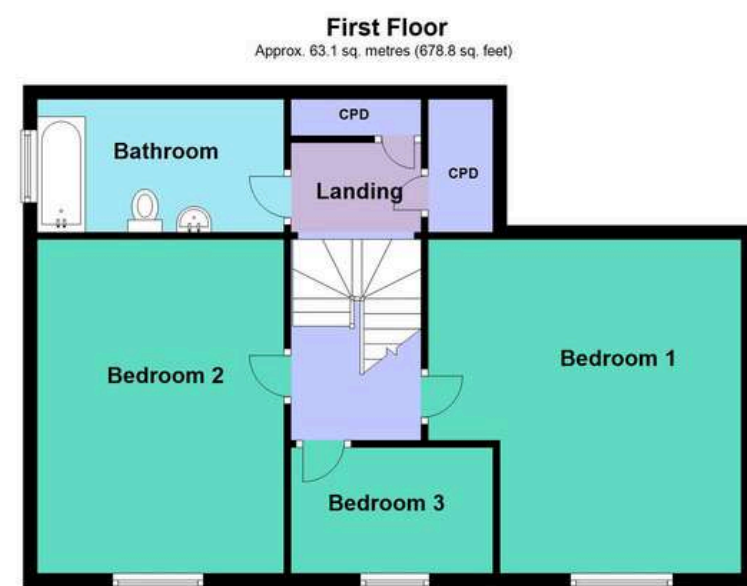
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Total area: approx. 163.9 sq. metres (1764.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	39   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2023

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale

## VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information

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### Opening Hours

Monday - Friday: 9am to 6pm  
Saturday: 10am to 4pm

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