

## Llandre

	2
	1
	1

Viewing Arrangements  
Strictly by appointment  
through Alexanders



## Llandre

Asking Price £185,000

We are delighted to offer for sale this stone built home, situated amidst a popular terrace of Victorian cottages in the village of Llandre, approximately five miles from the bustling University town of Aberystwyth.

Although Llandre offers little in the way of facilities, the adjoining village of Bow Street provides for most everyday amenities such as a local Spar & Post office. The seaside village of Borth is approximately 2 miles away where you will find fantastic views of the Ceredigion coastline and the sand dunes in Ynyslas. If you are looking for a lovely cottage then this is one for you.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
T: 01970 636000

## Llandre

	2
	1
	1

### Opening Hours

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

### Alexanders Residential Sales

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
T: 01970 636000



### PROPERTY COMPRISES

The property is entered via part glass panelled timber entrance door with opaque glass fanlight into the entrance hallway with stairs to first floor. Property is heated via electric storage heating and all main services are connected. Unless expressly stated all rooms have a range of power points and double glazed windows. Council tax band "C".

### LOUNGE

19' x 10' 2" (5.79m x 3.1m)"L" shaped and full of natural lighting, with double glazed uPVC window to front with leaded glass feature and to rear with scenic country views over the garden. Multi fuel stove set on slate hearth makes this the welcoming heart and warmth of the cottage. Adding to convenience and decor, the current owners have had built-in shelves which is the perfect place to exhibit your books and belongings. Door down to Kitchen/Dining Room.

## Llandre

	2
	1
	1



### KITCHEN/DINING ROOM

18' 10" x 13' 3" (5.74m x 4.04m) Fantastic kitchen and dining space with open beam ceiling with ceiling spotlighting. Tongue and groove panelling to walls and fantastic exposed stone feature walls. Quarry tiled flooring. The kitchen comprises of modern base, wall and drawer units with granite effect worktops over to include stainless steel single bowl and drainer sink with mixer tap. Stainless steel diplomat halogen electric hob with stainless steel extractor fan over and build in diplomat electric fan oven. There are appliance spaces and plumbing for washing machine. Part glass panelled timber rear entrance door to garden. Door to under stair cupboard for further storage.

### FIRST FLOOR

Stairs rise and turn to first floor. Tongue and groove panelled ceiling. Airing cupboard housing hot water cylinder with shelving over. Doors to bedrooms and bathroom.

### MASTER BEDROOM

14' 1" x 9' 7" (4.29m x 2.92m) Neutrally painted and fully carpeted. Two low level double glazed uPVC windows to front elevation with leaded glass feature. White painted pine panelling to ceiling. Partially exposed 'A' frame. Build in wardrobes.

### Opening Hours

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

### Alexanders Residential Sales

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: sales@alexanders-online.co.uk  
W: www.alexanders-online.co.uk  
T: 01970 636000

## Llandre



### **BEDROOM TWO**

8' 3" x 6' 6" (2.51m x 1.98m) Perfect single bedroom. Double glazed uPVC window to rear elevation views over garden and surrounding hillside. Painted pine panelling to ceiling.

### **BATHROOM**

Opaque double glazed window to rear elevation. White suite comprising pedestal wash hand basin, low flush w.c and panelled bath having fitted electric shower over with glazed shower screen. Full ceramic to bath and shower areas. Panelled ceiling with down lighting. Wall mounted ladder style heated towel rail.

### **OUTSIDE OF PROPERTY**

The rear entrance leads onto a pathway with fenced and gated access to enclosed rear garden. The right of way to the rear, has a fence and gateway to allow access. Occupying a sunny site it provides a great place to unwind and to enjoy the scenic country views within Llandre village. The well tended garden has a paved patio and seating area adjoining a central lawn with flower borders and vegetable area together with gravelled utility area with timber garden shed.

### **Opening Hours**

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

### **Alexanders Residential Sales**

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)

W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

T: 01970 636000

## Llandre

Council Tax Band

C

### Opening Hours

Monday - Friday: 9am to 6pm

Saturday: 10am to 4pm

### Alexanders Residential Sales

Cambrian Chambers

Terrace Road

Aberystwyth

Ceredigion

SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)

W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

T: 01970 636000



### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2024

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](mailto:sales@alexanders-online.co.uk) for more information

### COPYRIGHT

© 2024 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.

All please note: Whilst every care is 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. Measurements are approximate and plans included are for illustrative purposes.