



FOR SALE BY PRIVATE TREATY

Superior spacious house in a select quiet neighbourhood having rear field aspect and extensive parking.

**BIRCHMEAD
LON GLANFRED
LLANDRE SY24 5BY**



Located to a semi-rural 'green belt' village of Llandre just 5 miles north of Aberystwyth Town and 2 miles from the coast at Borth, served by bus transport. The attractive brick faced house was built for the current owners in 1988. The spacious well planned accommodation is light and airy, all rear rooms having aspect of the adjoining field.

Vendor Likes:

Rear field view
Sunny aspect
Spacious rooms

Agent Likes:

Level spacious lawn garden
Large detached garage
Ample and additional side parking

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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Website: www.raw-rees.co.uk

Birchmead, Lon Glanfred, Llandre, Ceredigion, SY24 5BY

ENTRANCE CANOPY

HALL

12' 4" x 11' (3.76m x 3.35m)

Parquet block floor, staircase rising to first floor with cupboard under. Electric radiator.

TOILET



Low flush WC: Wash hand basin:
Parquet block floor.

LOUNGE



13' x 22' 10" (3.96m x 6.96m)

Large light room having coal effect electric fire on raised hearth. Two electric panelled radiators. Bow window to front and sliding patio doors to rear into:-

CONSERVATORY



9' 10" x 9' 4" (3m x 2.84m)

Full uPVC double glazed with poly carbonate roof, tiled floor. Side patio door to rear lawn garden.

DINING ROOM



10' 8" x 16' 4" (3.25m x 4.98m)

Low level front window plus side window. Electric panel radiator.

KITCHEN/BREAKFAST ROOM



14' x 13' (4.27m x 3.96m)

Light oak panelled doors to base and wall units. Aeg electric double high level oven. Ceramic 4 ring hob with stainless steel extractor over. Inset stainless steel single sink unit. Electric panel radiator.

UTILITY ROOM



9' x 8' 6" (2.74m x 2.59m)

Work top with inset double drainer stainless steel sink unit. Space with plumbing for washing machine and dishwasher. Fitted cupboards. Door to garden

FIRST FLOOR

GALLERY LANDING



Electric panel radiator. Front window.

BEDROOM 1



13' x 13' (3.96m x 3.96m)

Fitted sliding mirrored wardrobe

EN-SUITE



Large shower cubicle with electric shower unit. Low flush WC: Pedestal wash hand basin. Heated chrome towel rail.

BEDROOM 2 (front)



14' x 12' 3" (4.27m x 3.73m)
Fitted wardrobe. Electric panel radiator.

BEDROOM 3



14' x 13' (4.27m x 3.96m)
Pleasant rear field aspect. Fitted mirror sliding door wardrobe.

BATHROOM



9' 2" x 8' 6" (2.79m x 2.59m)

3 piece suite comprising large bath. Low flush WC: Pedestal wash hand basin. Chrome heated towel rail. Wall fan heater. Fitted airing cupboard housing lagged hot water cylinder.

OUTSIDE



Open plan front level lawn with hedge to road boundary. Private drive with parking and turning area.

Apron path access to rear level lawn garden. Swing gate to additional parking to the side and beyond garage for caravan.



DETACHED GARAGE

18' 6" x 11' 6" (5.64m x 3.51m)
Brick block cavity walls and pitched turned roof.
Remote roller door 7'3 wide. Side and rear window. Rear pedestrian door. Cold water tap

SERVICES

Mains electric, water & drainage.
Electric heating. Hardwood sealed double glazed windows.

COUNCIL TAX

Band 'F'

EER

TBA

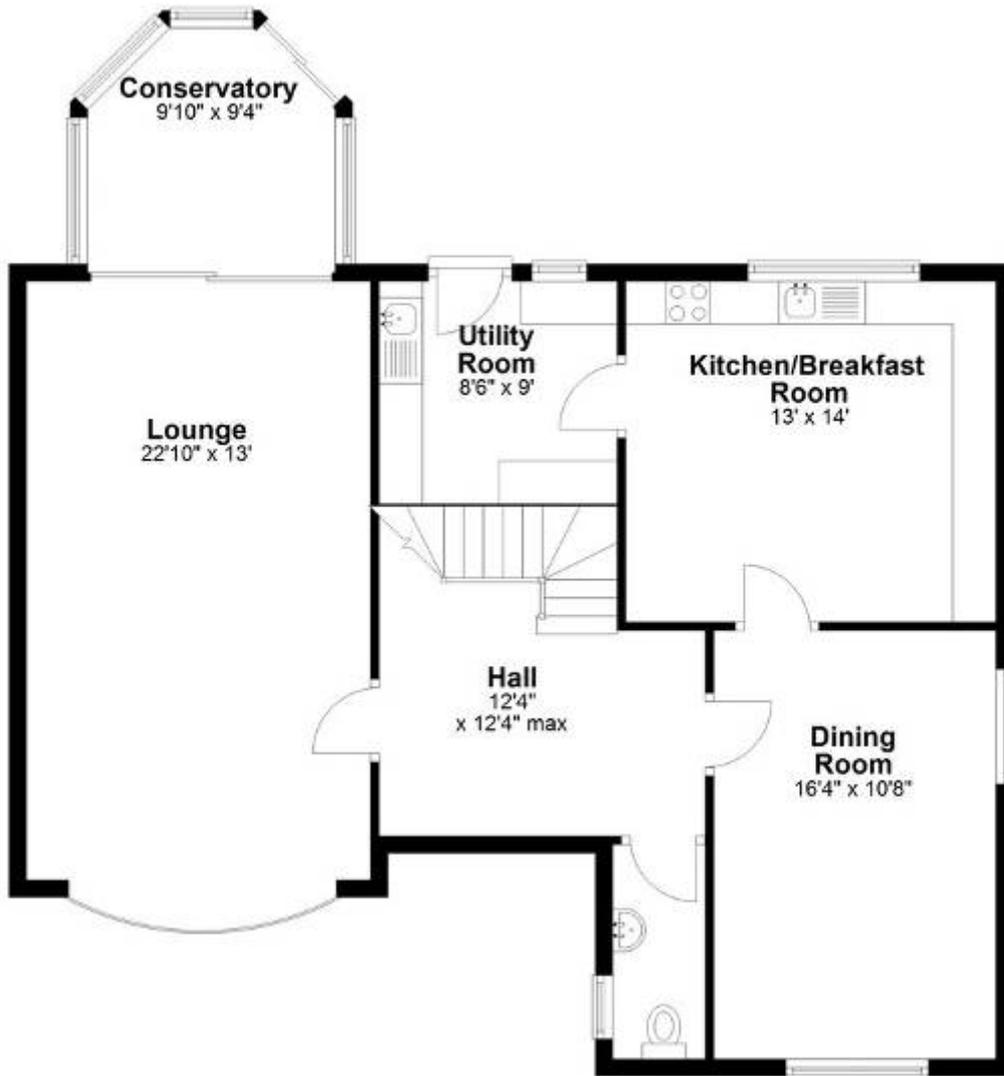
VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£450,000

Ground Floor



First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

