



MORRIS MARSHALL & POOLE

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Fronbriallen, Lledrod, Nr Aberystwyth, SY23 4TA

- Situated in an elevated position,
- A superior executive style detached 4/5 bed roomed family home,
- Within the village of Lledrod
- Some 9 miles south east of Aberystwyth
- With views over the surrounding hills and countryside.
- Energy Efficiency Rating = 62



Offers in the region of £325,000

ABERYSTWYTH OFFICE

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General Remarks & Situation An opportunity to acquire a superior executive style' family home in the village of Lledrod some 9 miles south east of Aberystwyth. This modern detached residence situated in an elevated position, presiding over picturesque rooftop views with the surrounding hills and countryside providing a superb back-drop whilst the accommodation boasts excellent high spec features, such as exposed oak floors and hand crafted doors and architraves plus low maintenance gardens, enhanced by raised decking and Sun Lounge to make the most of the prime location.

The Accommodation

On The Ground Floor

Storm Porch With double-glazed casement door with double glazed side-lights to either side giving access to

Entrance Hall Exposed timber floor, radiator, and Telephone point meeting BT regulations. Coved ceiling, stairs rising to First Floor. Under-stairs cloaks cupboard having range of fitted shelving. Attractive pair of glazed casement doors giving access to Lounge.

Kitchen/Dining room 27'6 x 15'8 max. (8.38m x 4.78m max.) Double glazed UPVC window to front elevation providing attractive views over surrounding countryside.

Two radiators, exposed timber floor. Kitchen has ceramic tiling to floor, with a range of base and eye-level units with attractive granite work surfaces. Fitted eye level stainless steel 'Electrolux' fan assisted oven and grill, fitted 'Diplomat' four ring ceramic hob with contemporary chimney style stainless steel extractor hood over. Fitted 'Belfast' sink unit with Victorian style mixer tap over, complimentary ceramic tiling to water sensitive areas, cooker point. Telephone points to BT regulations, coving to ceiling, ceiling mounted recessed downlights.



Utility 8'11 x 6'5 (2.72m x 1.96m) Ceramic tiling to floor. Opaque double glazed UPVC casement door to rear elevation, radiator, fitted worktop, space and plumbing suitable for an automatic washing machine. Ceiling mounted 'Manrose' extractor fan. Wall mounted RCD.

Shower room Full mosaic ceramic tiling to walls. Ceramic tiling to floor, fitted ceiling mounted 'Manrose' extractor fan. Suite comprising low flush WC, wall mounted wash hand basin and shower cubicle with glazed screen and door housing mains assisted mixer shower.

Lounge 21'4 x 13'1 (6.50m x 3.99m) Window to front elevation providing attractive views of surrounding hills and countryside, radiator, exposed oak floor. Television point. Insert fireplace with slated hearth and stone-built chimney breast.



Sun Lounge 15'5 x 11'9 (4.70m x 3.58m) Slated floor, window to front elevation again providing attractive views over surrounding countryside. Pair of double glazed UPVC patio doors to side elevation, radiator, vaulted ceilings to front and rear elevations.



On The First Floor Approached from Entrance Hall a turning staircase with timber balustrade to

Landing With window to front elevation providing superb views over surrounding countryside, radiator, and ceiling mounted smoke detector. Stairs rising to second floor. Timber door to under stairs cupboard. Timber door to further cupboard, having radiator and providing plumbing suitable for washing machine. Doors from Main Landing provide access to

Bathroom With radiator, full ceramic tiling to walls. Ceramic tiling to floor. Three ceiling mounted chrome recessed downlights. Suite comprising low flush WC pedestal wash hand basin and Jacuzzi bath with centrally fixed mixer taps.

Bedroom 2 13'11 x 14'4 (4.24m x 4.37m) Window to front elevation again providing superb rooftop views over the village, radiator, Telephone points are to BT regulations. Television point.

En Suite Shower Room with Slate effect flooring, full ceramic tiling to walls, radiator. Suite comprising; low flush WC, pedestal wash hand basin and built-in shower cubicle with glazed screen door housing mains assisted chrome mixer shower.

Master Bedroom 15'8 x 14'2 max. (4.78m x 4.32m max.) Window to front elevation again providing superb countryside views, radiator, Telephone point to BT regulations. Television point. Attractive pair of casement glazed doors provide access to

Dressing Area 8'6 x 11'5 max. (2.59m x 3.48m max.) Range of mirrored doors providing access to his and hers fitted wardrobes having fitted shelf and hanging rail and fitted vanity unit.

En Suite Shower room Full ceramic tiling to walls, ceramic tiling to floor, ceiling mounted automatic extractor fan. Suite comprising; low flush WC, pedestal wash hand basin and built-in shower cubicle with glazed door housing mains assisted chrome mixer shower, radiator.

On The Second Floor Approached from First Floor Landing a turning staircase to

Bedroom 4/Study 11'5 x 9'8 (3.48m x 2.95m) Radiator, Telephone points are to BT regulations. Fitted shelving. Double glazed UPVC feature church-style window to side elevation providing attractive views

Attic Bedroom 3 18'3 x 9'8 (5.56m x 2.95m) Radiator, Television point. Double glazed UPVC arch window to side elevation. Telephone points are to BT regulations. Pair of doors to either side provides access to under-eave storage.

Externally The property is approached via a tarmacadam driveway, having two stone built pillars to the forefront and stone built retaining wall to one side supporting a high-level bedded area of attractive plants and shrubs. Driveway then leads to a **Double Garage** 29'1" x 21'8" with up-and-over door, fitted shelving, power points, wall mounted RCD. Floor-mounted 'Worcester Heatslave' 20/25 oil fired boiler, which provides for central heating and domestic hot water.

To the front, post and rail fencing. Space for further parking between Garage and Shed. Concreted steps then rise to the rear of the Garage providing access to further living accommodation/Bedroom 5.

To the immediate front of the property slated steps rise to tarmacadam patio area having low-maintenance feature garden and beds with pathway leading to raised decking looking out over the village and surrounding countryside. To the side there is a small lawned area with picket fencing and brick-built retaining wall.

Timber built **Garden Shed/Workshop** 37'3" x 39'0" with power points.

Tenure Freehold with Vacant Possession upon Completion of the Purchase.

Viewings By prior arrangement with the selling agents Aberystwyth office on 01970 625 020.

Negotiations All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Outgoings Council tax band (G).

Services The property is served via mains electricity, water and drainage. Oil fired central heating. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Directions From Aberystwyth proceed South out of the town for approximately 4 miles until the village of Llanfarian, at which turn left signposted Tregaron. Continue on this road, passing through the village of Llanilar, to the village of Lledrod. As you enter the village, pass the Primary School on the right and take the turning left up the hill, after approximately 100 yards the property can be found on the left hand side.

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref: Aberystwyth Office: Tel: 01970 625 020

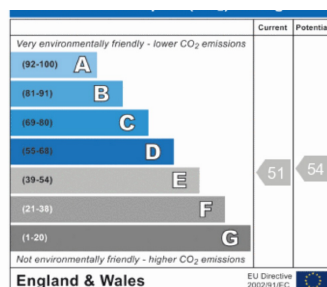
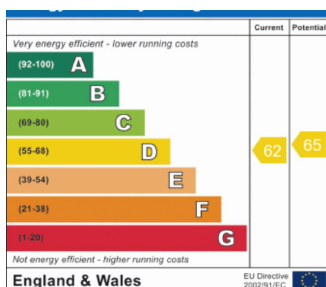
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Energy Performance Certificate A full copy of the EPC is available on request or by following the link below:

Public EPC URL:

<https://www.epcregister.com/direct/report/9577-2819-6224-0591-2915>



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