



Lluest

£330,000



Ceredigion

You may already recognise this property for it once featured on the popular Channel 4 show "Four In a Bed". One of our favourite features of Shelley Guest House has to be the sauna room.

Open plan with natural light from all angles this detached property has it's own private parking and is surrounded by fruit trees.

- FOUR BEDROOMS
- COUNTRY VIEWS
- SAUNA ROOM
- 5 MINUTES FROM ABERYSTWYTH TOWN
- NO ONWARD CHAIN
- HOLIDAY LET OPPORTUNITY
- AS SEEN ON "FOUR IN A BED"

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Call 01970 636000 to arrange a viewing

SHELLEY GUEST HOUSE

Located in a quiet village of Lluest. Shelley Guest House is a beautiful detached house with plenty of original character and potential. Currently being used as a guest house, this property has also appeared on the Channel 4's hit show "Four in a Bed". Though only a short distance away from the excitement and interest of Aberystwyth Town, Shelley Guest House offers peace and quiet with surrounding countryside views.

LOUNGE

19' 8" x 13' 1" (6.00m x 4.00m) Square shaped lounge that has been neutrally painted and has a window overlooking the front. In this room the original iron inset fireplace not only adds an interesting focal point but serves to make this room even more cosy on those winter nights. From this room you have a dividing wall between the kitchen and lounge, and communicating door into the sauna room.

KITCHEN

16' 6" x 8' 5" (5.03m x 2.57m) With the dividing wall creating its own space from the living area, the kitchen has been fitted with a range of base and eye-level units, complete with work top surfaces and painted in neutral colours. Currently in place there is an electric cooker and space for fridge/freezer; the kitchen also has a two drainer sinks that has been created to match the architectural designed round wide window that overlooks the rear garden. From here you can continue into the conservatory, into the reception room, out into the garden or up the stairs to the first floor.

CONSERVATORY

11' 10" x 9' 5" (3.63m x 2.89m) With the original flooring continuing from the open plan lounge/kitchen, this room benefits from natural light and is one of the warmest in the house. Communicating door to the reception room which is currently being used as a guest bedroom and double doors to rear garden where you will find a small patio with table and chairs.

BATHROOM / SAUNA

9' 11" x 4' 2" (3.03m x 1.28m) Entered from the lounge or the reception room, this room is currently used as a sauna room. It contains a shower, a separate low flush WC and door to the side of the property. This room could easily be transformed back into an en-suite, making bedroom one a good candidate for a premium room for any potential investment, if the next owners would like to continue with holiday letting.

RECEPTION ROOM

15' 11" x 10' 3" (4.86m x 3.13m) With windows to the rear and side elevations, this room benefits from natural light and quiet views of the garden that includes apple and cherry trees. This reception room is one of the larger rooms in the property, perfect to be used for what currently is a bedroom which is large enough for a double bed and single.





BEDROOM ONE

15' 8" x 8' 11" (4.79m x 2.73m) All the bedrooms throughout this floor have the continued original flooring. This room benefits from stunning views of the front garden and pony paddock from next door. With such views, one can imagine never wanting to leave this room. Communicating door to the landing which has the main bathroom straight across.

BEDROOM TWO

18' 11" x 9' 10" (5.77m x 3.00m) Again this bedroom has the original flooring, and is large enough to accommodate two single beds. With a window to the rear, this room could serve as the perfect twin room or double room.

BEDROOM THREE

11' 7" x 8' 8" (3.55m x 2.66m) Smallest of all bedrooms but could still be made into a double room or even king. Window to front and also window to rear which overlooks the reception room downstairs, creating the divide of natural light in both rooms.

BATHROOM

8' 0" x 6' 0" (2.46m x 1.83m) The family bathroom is well a proportioned black and white themed room. Black and white checkered floor. The room is fitted with a white suite comprising a pedestal wash hand basin, bath and sink. Privacy glass window overlook the rear of the property, allowing natural light into this space.







OUTSIDE FRONT OF PROPERTY

The property benefits from garden space on both sides with one side of the property bearing views of the pony paddock. There are also private parking spaces.

OUTSIDE OF PROPERTY

This lovely garden has enough room for everyone. There is a large sunny patio area the perfect space to entertain and relax. The garden also benefits from aesthetically pleasing apple and cherry trees - ideal for the budding gardener but not too high maintenance either! The trees keep the property secluded and private but do not block the lovely sunshine and views.

VIEWINGS

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

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2019 -

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.

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Ground Floor



First Floor



Local Authority

Ceredigion County Council

Council Tax Band

-

Energy Efficiency Rating

39

Viewing Arrangements

Strictly by appointment through Alexanders

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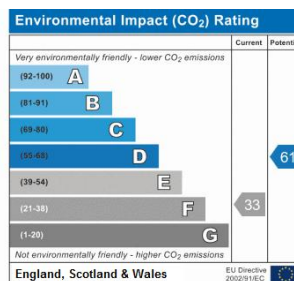
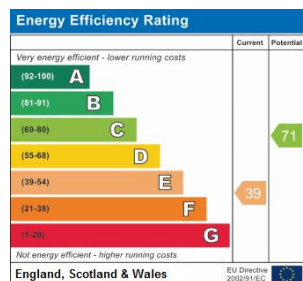
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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm



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