

IESTYN LEYSHON FRICS

Attractive 3 Bedroom Detached House with 3 Reception rooms, 2 Bathroom facilities. Double garage other useful store Shed. Convenient village location.

Glanhaul, Llanilar, Aberystwyth, Ceredigion.

ASKING PRICE:£399,950

www.iestynleyshon.com











Glanhaul, Llanilar, Aberystwyth, Ceredigion. SY23 4NZ

This is a particularly appealing property, standing within its own good-sized grounds with gardens surrounding the house, principally laid to lawn together with a productive kitchen garden. The property also benefits from a detached garage and useful outbuildings, providing excellent storage and further potential for a variety of uses, subject to any necessary consents. The house has an interesting and somewhat unusual history, having formerly served as the village police house, with the adjoining outbuildings historically understood to have been used as the police cells. This fascinating history adds an individual character and story to what is already an attractive and distinctive village property. Internally, the accommodation is arranged over two floors and provides three well-proportioned reception rooms, three bedrooms and two bathrooms. The rooms are of good size and offer considerable flexibility for family living, working from home, entertaining or simply enjoying the generous space this character home provides. The property retains traditional construction, being built principally of local stone walls with rendered external elevations, beneath a pitched roof clad in natural slate. Heating is provided by an oil-fired central heating system. The surrounding gardens are a particular feature of the property, offering a combination of open lawned areas and kitchen garden, providing ample space for gardening enthusiasts, children and outdoor entertaining.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA 01970 626585 hello@iestynleyshon.com www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The detached garage adds further practicality. The property occupies a convenient position close to the village square within Llanilar, a popular and well-established commuter village situated approximately a short drive from Aberystwyth. Llanilar provides an excellent range of everyday amenities for a village of its size, including a village shop, primary school, doctors' surgery, church, garage and vehicle repair facilities and a popular public house. The village is also well placed for access to Aberystwyth and the surrounding countryside. For those who enjoy walking and cycling, the nearby Ystwyth Trail provides an excellent recreational route, with access towards Aberystwyth and through the attractive surrounding countryside.

Ground Floor

Glazed entrance door leading to Porch with door to:

Reception Hallway

With panel radiator, Telephone point stairs to first floor and doors to:

Lounge m x m

With window to front. Feature fireplace housing a solid fuel stove fire. Panel radiator, Power points Understairs storage cupboard with lights..

Dining Room 3.71m x 3.81m

With window to front and side adding natural light. Panel radiator. Power points.

Sitting Room 3.77m x 3.38m

Window to side. Currently home office study. Panel radiator. Power points.

Kitchen 5.76m x 2.44m

With two windows to rear with aspect of rear courtyard garden area. Range of fitted units comprise of nine base cupboards four drawer cupboards ten wall cupboards. Work tops above incorporating sink. Worcester freestanding oil fired boiler which heats hot water and central heating. Power points.

Rear Entrance Hall/Utility

With door to outside rear. Plumbing for automatic washing machine. Panel radiator. Door to:

Bathroom

With panel bath with shower unit above. Low flush WC. wash hand basin.

First Floor

Approached by easy rise staircase to:

Landing with window to side adding natural light and doors to.

Shower Room

With shower cubicle, Low flush WC, wash hand basin.

Airing Cupboard

Housing copper hot water cylinder.

Main Bedroom 4.36m x 3.60m

With window to rear. Double panel radiator power points.

Front Bedroom 4.42m x 3.82m

With window to front. Panel radiator, power points.

Other front Bedroom 4.24m x 2.63m

With window to front. Panel radiator, power points.

Outside

To front privet hedge with gated acces to pedestrian pathway leading to the village. Lawn garden to front and side with fruit trees. To the right and side enclosed garden mainly landscaped and cultivated kitchen garden with recently built glasshouse 8' x 6'. To Rear gravelled driveway leading to a detached garage 4.5m x 5m built of solid stone walls under a pitched slate roof. with power and lights. Three attached garden store sheds Previously known as the prison cells when the house was formerly a police house.

Services

Mains electric water and drainage. Oil fired central heating system. Council Tax Band F

General

Properties of this type and character, with their own generous gardens, detached garage and such an interesting history, rarely come to the market in Llanilar. This is an attractive and versatile family home offering generous accommodation, excellent outdoor space and considerable charm, all within easy reach of the village amenities and Aberystwyth. For further information please apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.

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