



**Carreg Lwyd, Llanbadarn Road,
Aberystwyth SY23 1HB**

Offers in the region of £495,000

Five Bedroom Family Home
Highest Quality Original Features
Garage
Llanbadarn Road
EER 37

ED/KH/53467/041116

DESCRIPTION

An exceptional and rarely available three storey detached home on Llanbadarn Road. Situated on the fringe of the Plascrug area, location speaks for itself within walking distance of the Aberystwyth Town Centre and is an attractive, affluent and desirable suburb. The property offers plenty of original features, and there have been tasteful additions, such as the classical Amdega hardwood conservatory. and high quality decking area. The accommodation is arranged over three floors, with the lounge, library, kitchen and conservatory located on the ground floor with the five bedrooms, study and bathrooms located over the top two floors. There is a garage that is offered with the property, which alleviates the lack of parking on the immediate grounds.

The town of Aberystwyth is only a short pleasant walk away along the Plascrug Avenue, with both primary and secondary schools, and leisure centre within easy reach.

VERANDAH

Access via slate steps, original tiled flooring leading to the half glazed timber front door with lead detailing opening into:

ENTRANCE HALLWAY

13'11 x 9'11 (4.24m x 3.02m)
Stairs to first floor, double panel radiator, feature corner window with lead detailing, understairs storage cupboard, doors to:

LOUNGE

25' x 14'1 max (7.62m x 4.29m max)
Feature bay window to front elevation, multi fuel burner set on slate hearth, two double panel radiators, television point, stripped wooden flooring, double

doors through feature archway leading to conservatory.

LIBRARY

15'11 x 13'11 (4.85m x 4.24m)
Feature pine bay window, wooden panelling underneath, exposed wooden flooring, feature gas fire in fireplace surround with granite surround and granite hearth, two double panel radiators, further window with secondary glazing, BT phone point.

KITCHEN/DINER

22'1 x 14'11 (6.73m x 4.55m)
'L' shaped, windows to side elevation, fitted units with a range of base level units, hot and cold mixer stainless steel tap over Belfast sink, solid granite work surfaces, four oven gas Aga which takes centre position in the kitchen, feature oak lintel above, windows to rear elevation, extractor fan, plumbing for dishwasher, integrated fridge, space for dining table, fitted full height pantry cupboard with drawers, quarry tiled flooring, space for concealed microwave.

CONSERVATORY

17' x 15'4 (5.18m x 4.67m)
Amdega orangery style conservatory with hardwood double glazed units, underfloor heating, feature tiled flooring, wall mounted heating controls, half glazed timber doorway to:

UTILITY ROOM

14'3 x 8'11 (4.34m x 2.72m)
Range of base and full height cupboard with roll top laminate work surface, ceramic sink, plumbing for washing machine, outlet for tumble drier, pine window to side elevation, glazed timber door to yard area, door to:

DOWNSTAIRS WET ROOM

7'6 x 4'7 (2.29m x 1.40m)
Corner wash hand basin, mixer shower, low level flush

WC, downflow convector heater, tiling from floor to ceiling, obscure window to front and rear elevation, extractor fan.

FIRST FLOOR LANDING

Double panel radiator, feature corner window with secondary glazing and leaded detailing overlooking the rear of the property, single panel radiator, domestic hot water and central heating controls, doors to:

MASTER BEDROOM

17'3 x 13'10 (5.26m x 4.22m)
Feature bay window with distant views of Pendas, double panel radiator, stripped wooden flooring, fitted wardrobes, door to:

EN-SUITE

7'5 x 7'1 (2.26m x 2.16m)
Roll top cast iron bath, low level flush WC, wash hand basin with cupboards, feature heated towel radiator, shaver light above sink, obscure glazed window to side elevation, wood panelling.

BEDROOM 2

20'7 x 14'1 (6.27m x 4.29m)
Bay window, two double panel radiators, door to walk-in wardrobe (10'3 x 4'9) with radiator and timber double glazed window to side elevation, hanging rails and shelving. Feature fireplace, eaves storage, fitted wardrobe.

STUDY

8'11 x 7'1 (2.72m x 2.16m)
'L' shaped, electric panel heater, timber window to front elevation with distant views of Pendas, eaves storage cupboards, shelving.

BEDROOM 3

17'1 x 8'8 max (5.21m x 2.64m max)
Feature cast iron fireplace, double panel radiator, pine windows overlooking the rear of the property to the garden.

SHOWER ROOM

6'11 x 6'4 (2.11m x 1.93m)
Tiled flooring, partly tiled walls, wash hand basin, shaver light and mirror, shower cubicle with power shower, extractor fan, low level flush WC, feature towel radiator, obscure glass window to side elevation.

SECOND FLOOR LANDING

Double panel radiator, loft access hatch, room thermostat, access hatch to eaves, door to:

BEDROOM 4

16'10 x 14'4 (5.13m x 4.37m)
Double panel radiator, window to front elevation, fitted wardrobes, TV point.

BEDROOM 5

13'9 x 8'9 (4.19m x 2.67m)
Pine window to rear elevation, double panel radiator, cast iron feature fireplace.

BATHROOM

9'7 x 7'2 (2.92m x 2.18m)
Panel bath with shower over, bidet, low level flush WC, wash hand basin set in vanity unit, slate flooring, floor to ceiling tiling, wood panelling, towel radiator, door to airing cupboard with gas fired boiler (pressurised system), hot water cylinder and shelving.

EXTERNALLY

To the rear of the house there is a mature garden where a circular path can be taken over a wooden bridge. At the top of the garden there is a large decking area with views over to Pen Dinas. Blue painted timber shed. To

the fore there is a lawned area with some mature shrubs.

GARAGE

Located close to the property there is a garage used for parking.

SERVICES

We have assumed mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

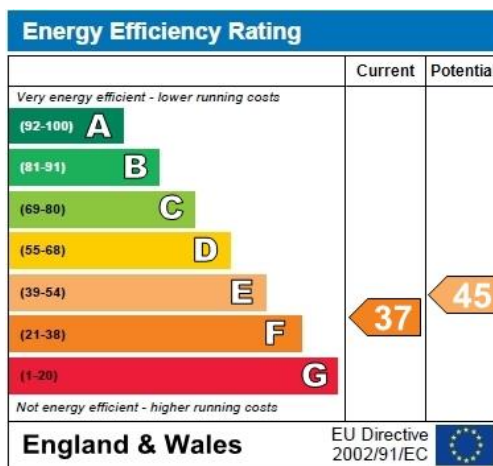
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Aberystwyth office, follow the road North, along North Parade, on to Northgate Street, before taking the next right hand turning on to Llanbadarn Road. Continue along this road passing the Vicarage Playing fields on your right hand side before arriving at the row of property on your left hand side, with Carreg Lwyd being located opposite the Plascrug Leisure Centre turning.

Carreg Lwyd, Llanbadarn Road, Aberystwyth SY23 1HB



**John.
Francis**