



4 Bedroom Detached House  
Llanerch, Llanilar,  
Aberystwyth, Ceredigion. SY23 4NR

ASKING PRICE: £495,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## Llanerch, Llanilar, Aberystwyth, Ceredigion. SY23 4NR

Located in the sought-after commuter village of Llanilar, this spacious four-bedroom family home offers an ideal blend of modern comfort and peaceful rural living. The village itself provides a range of everyday amenities, including a village shop, primary school, place of worship, and a local garage. The thriving university town and seaside resort of Aberystwyth lies approximately 6 miles away, offering excellent educational, social, and shopping facilities, together with public transport links to the wider area. For outdoor enthusiasts, the nearby Ystwyth Cycle Trail stretches from Aberystwyth to Tregaron, providing breathtaking views along the Ystwyth River and Valley, perfect for walking and cycling. The property was built around 15 years ago to a high standard, using traditional cavity wall construction with an insulated timber frame inner skin. The external elevations are finished mainly in roughcast render, tastefully complemented by areas of natural stone. Internally, the home is well-presented and thoughtfully laid out for family life. The inviting lounge features a striking fireplace, creating a warm and welcoming focal point for the room. The dining room opens seamlessly into a bright and airy conservatory, making it an ideal space for both family

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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gatherings and entertaining. The kitchen is well-appointed with oak-fronted units and ample work surfaces, complemented by a practical utility room that provides additional storage and workspace. The accommodation includes four spacious bedrooms, two of which benefit from en-suite facilities, providing flexible living for modern family needs. A generous double garage adds further practicality to the home. Outside, the property boasts a south-facing rear garden backing onto open farmland, offering a peaceful countryside outlook and the perfect spot for outdoor relaxation.

#### Ground Floor

Canopy front entrance porch with entrance door with side screens leading to:

##### Reception Hallway

With Oak floor covering Twin power point. BT Point Security alarm system control. Feature Oak staircase to first floor. Cloak Cupboard. Doors to:

##### Lounge 5.27m x 5.22m

With window to front and side. Feature fireplace with marble surround and hearth. Four twin power points. Television point. Coved ceiling. Three wall lights. Double doors with bevelled edge glazing leading to:

##### Dining Room 4.77m x 4.50m

With window to side and rear. Four twin power points and doors leading to:

##### Conservatory 3.42m x 3.18m

Built with lower walls with Upvc double glazed upper parts under a poly carbon roof and door to outside rear garden.

##### Kitchen/Breakfast Room 4.76m x 4.29m

With window to rear. Range of modern oak fronted fitted units comprise of 7 drawer cupboards, corner cupboard, 6 base cupboards. Integral fridge and dishwasher. Work tops above incorporating single sink bowl and rise. Gas hob. 7 wall cupboards mid mounted electric double oven. 6 twin power points. Tile floor. Door to:

##### Utility Room

With three base cupboards work tops above incorporating single drainer sink. Plumbing for automatic washing machine. Power points. Door to outside rear and doors to:

##### Toilet

With concealed flush WC. Vanity wash hand basin. Extractor fan.

##### First Floor

Approached by easy-rise oak staircase leading to:

#### Central Gallery Landing

With window to front. Power points. Home office area. Doors to:

**Main Bedroom** 4.49m x 4.42m With window to front. Built in mirror fronted wardrobe. Panel radiator Three twin power points High level single power point with TV point. En-Suite with shower cubicle Vanity wash hand basin. Low flush WC. Extractor fan.

##### Rear Bedroom 4.75m x 4.50m

With two windows adding natural light. panel radiator. Three twin power points TV point. Built in double wardrobe.

##### Front Bedroom 4.00m x 3.18m

With window to front. Built in double wardrobe. Panel radiator. Three twin power points. Door to En-Suite with shower cubicle. Pedestal wash hand basin. Low flush WC.

##### Airing Cupboard

Housing insulated hot water cylinder. Fitted shelves.

##### Rear Bedroom 4.80m x 3.60m

With window to rear. Two twin power points. Panel radiator. Built in double wardrobe.

##### Bathroom

With Jacuzzi corner bath. Vanity wash hand basin. WC. Panel radiator. Extractor fan.

**Outside** To front. Open plan lawn garden with tarmac driveway leading to:

**Double Garage** 6.50m x 5.80 With two up and over garage door one with power assist. Electric inverter. Freestanding Grant fired oil boiler which heats hot water and central heating. Cold water tap and door to: **Outside rear** Warm south facing garden mainly laid to lawn backing on to farm land. Timber built garden store shed.

#### Services

Mains electric, water and drainage. Oil fired heating system. Council Tax Band ?

#### General

This is an impressive modern house offering spacious size rooms and good facilities ideal for family of all age groups. The property is built of low maintenance design on an individual plot conveniently located. For further information please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



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