



**Fron Briallen , Lledrod
Aberystwyth Ceredigion SY23 4TA
Guide price £450,000**



For Sale by Private Treaty

An outstanding, detached, 4 bedrommed one of it's kind build superbly set in the heart of Lledrod with private driveway, four car garage & studio apartment above with far reaching views.

The stunning Fron Briallen has many features which are of high specification such as the exposed wooden flooring, hand crafted doors and architraves. This property is well worthy of a viewing to not only appreciate the craftsmanship but to take in the beautiful country views!

The property is located in the village of Lledrod which is about 9 miles South East of the University and Market town of Aberystwyth. The town has a great range of local and National retailers and is convenient to all major employers such as Bronglais Hospital, The National Library of Wales and as mentioned, the University.

Fron Briallen accommodates for:- a spacious modern kitchen come dining room, utility/boot room and showeroom. In the living area, a commodious lounge with double doors into a beautiful sun room. On the first floor, a double bedroom with en suite, master suite with dressing room & en suite and family bathroom.

On the second floor, a attic home office/bedroom and double bedroom.

Externally, a driveway with ample parking, low maintenance garden, large decked seating area and a four car garage with studio apartment above which comprises of an open plan living/kitchen area, bedroom and showeroom.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Fibre optic broadband to the premises (55 meg).

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

COUNCIL TAX

Main Dwelling - Band F
Studio Apartment - Band A

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Fron Briallen provides for all the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens. Internal images are not recent.

Front Entrance Door to

Reception Hallway

With exposed timber floor, radiator, stairs to first floor accommodation and doors to

OPEN PLAN KITCHEN / DINING ROOM

27'5" x 15'8" (8.38m x 4.79m)

Dining Area



With exposed wooden flooring, radiator and window to side & the elevated fore with surrounding views.

Kitchen Area



Comprising a bespoke fitted kitchen with base and eye level units with granite worktops. Belfast sink with Victorian style mixer tap, appliance spaces and fitted oven & dishwasher. Diplomat 4 ring ceramic hob with stainless steel extractor fan hood. Splashback tiles and tiled flooring. Windows to side and rear.

Door to

UTILITY ROOM

8'11" x 6'5" (2.73m x 1.96m)



With upraised appliance spaces and storage units. Tiled flooring and window to rear. Door to

DOWNTAIRS WC/SHOWER ROOM

With wc, wash hand basin and shower cubicle. Obscured window to rear, tiled flooring & tiled surrounding walls.

From reception hallway - Double glass doors into

LOUNGE

21'3" x 13'1" (6.5m x 4m)



With exposed stone feature wall, multi fuel burner on slate hearth and wooden beam above. Exposed wooden flooring, windows to rear and fore. Double glazed doors into

SUN ROOM

15'5" x 11'8" (4.7m x 3.58m)



With windows to fore, rear, side and double doors to external. Tiled flooring and wall lights.

FIRST FLOOR ACCOMMODATION



Landing



DRESSING ROOM

8'6" x 11'5" (2.6m x 3.48m)



BEDROOM 2

13'10" x 14'4" (4.24m x 4.37m)



With radiator, window to fore, stairs to second floor accommodation and doors to

MASTER BEDROOM

15'8" x 14'2" (4.78m x 4.32m)



With mirrored fitted wardrobes and fitted vanity unit. Window to side and door to

MASTER EN SUITE



With window to fore, radiator and door to

EN SUITE



With window to fore with exceptional views, radiator, and glazed doors to

With wc, wash hand basin and shower cubicle. Tiled flooring & surrounding walls, radiator and obscured window to rear.

With wc, wash hand basin and shower cubicle. Tiled flooring & surrounding walls, radiator and obscured window to rear.

BATHROOM



With wc, wash hand basin and Jacuzzi bath. Tiled flooring & surrounding walls, obscured window to rear.

ATTIC BEDROOM 3

18'2" x 9'8" (5.56m x 2.95m)



With arched window to side and velux window to fore. Radiator and small storage cupboard/access to loft recess.

EXTERNALLY

The property is approached by a tarmac paved private driveway leading up to the property with ample parking.



Low maintenance garden surrounding and decked seating area to the fore. The perfect BBQ spot!

SECOND FLOOR ACCOMMODATION

BEDROOM 4/OFFICE AREA



With arched window to side and radiator.

SHED/WORKSHOP



With electricity.

GARAGE



Ground Floor

Four car garage housing the central heating Worcester boiler with electricity and shelving.

Top Floor

With access from the side door.

STUDIO APARTMENT

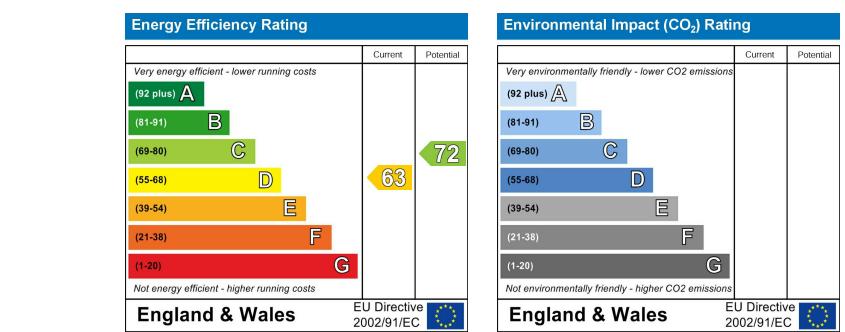
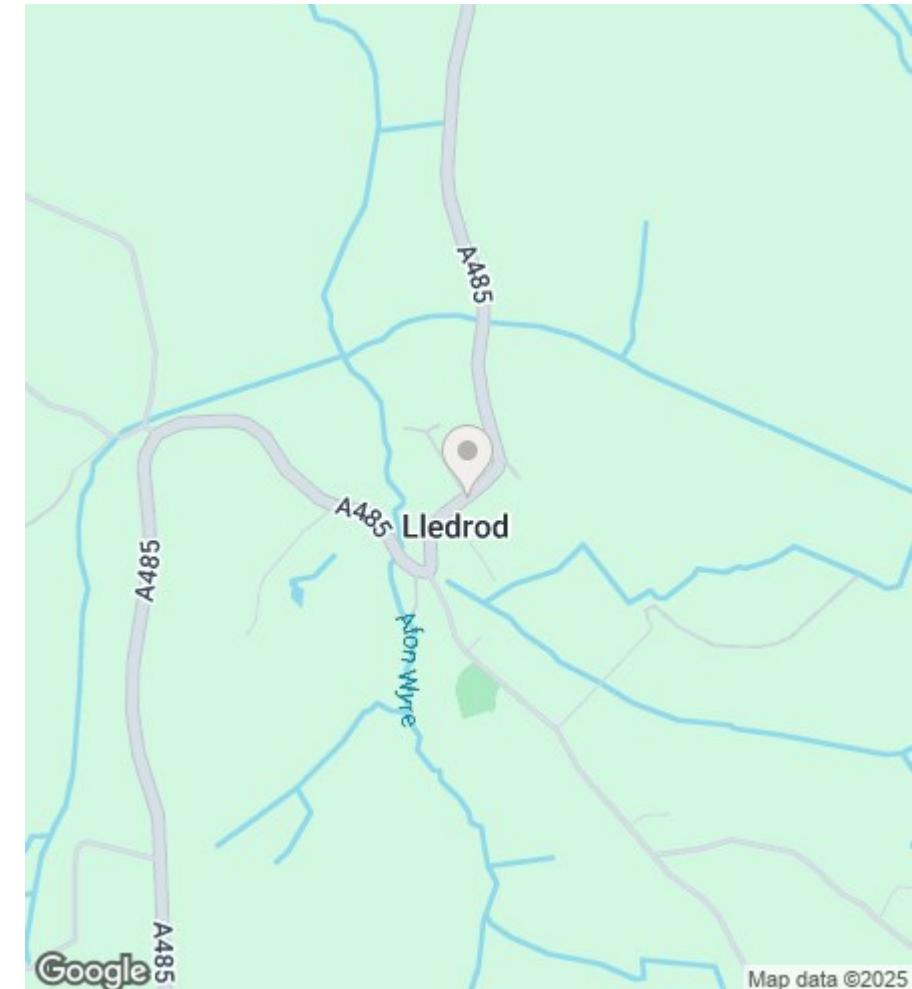
Completely self contained. Currently let on a short hold tenancy, generating in income of approximately £500 per calendar month.

With an open plan living/kitchen area, bedroom and showroom prime for holiday let/AirBnB or also makes use for an home office/5th bedroom.

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.





16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com