



**Llonyddwch , Bethania**  
**Llanon Ceredigion SY23 5NS**  
**Guide price £450,000**



### Situated abutting a quiet country lane,

a large detached 5 bedroomed traditional house with large garden.

Llonyddwch is situated in open countryside about 2 miles from the villages of Bethania and Penuwch which have limited local amenities. The university and market town of Aberystwyth is some 17 miles or so travelling distance to the north, Lampeter is about 11 miles or so to the south and the Georgian harbour town of Aberaeron is 10 miles or so on the coast. All the afore mentioned towns have a good range of social, leisure and educational facilities.

Llonyddwch is approached over a tarmacadamed driveway and the grounds are well stocked with trees and shrubs. The accommodation is multi purpose with part of the ground floor currently due to illness utilised for nursing care. Please copy and paste the following link <https://llonyddwch.wordpress.com/> for further information prepared by the family.

### TENURE

Freehold

### SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

### VIEWING

On a first visit an inspection of part of the ground floor will not be permitted due to illness. If you find that you consider the property to be meeting your requirements arrangements can be made to inspect the area currently utilised for nursing care.

Llonyddwch provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### GROUND FLOOR

#### FRONT ENTRANCE DOOR TO

#### PORCH

with entrance door to

### RECEPTION HALLWAY

with stairs to first floor accommodation, radiator and doors to

### LOUNGE

15'9 x 15'5 (4.80m x 4.70m )



with window to fore with views over the open countryside. Patio doors to rear. Fireplace with multi-fuel room heating range with display area and storage to each side. Wall lights and radiator.

### KITCHEN/ DINING ROOM

14' x 15' (4.27m x 4.57m )



comprising 1½ bowl stainless steel sink unit with mixer tap, plumbing for dishwasher. Base units and eye level units, cooker point and tiled splash backs. Cooking range with electric cooker and gas hob over. Tiled floor. Windows to fore and rear.

### SECOND LOUNGE/ BEDROOM

11'3 x 18' max10'4 min (3.43m x 5.49m max3.15m min)  
with radiator and door to fore. Door to

### WETROOM

4'7 x 5'5 (1.40m x 1.65m )

comprising wc, wet shower, wash hand basin and radiator.

### INNER HALLWAY

with door to rear and door to

### UTILITY ROOM

4'3 x 7'5 min (1.30m x 2.26m min)

with plumbing for automatic washing machine, large storage cupboard. Wc, free standing oil fired central heating boiler, radiator and window to rear.

### FIRST FLOOR ACCOMMODATION

### LANDING

with doors to

### BEDROOM 1

10' x 16' (3.05m x 4.88m)



with fitted wardrobes extending along one wall, radiator and window to rear with views over the countryside.

### BEDROOM 2

15'2 x 7'2 (4.62m x 2.18m )



with fitted cupboard, radiator and window to fore with fine views.

### BEDROOM 3

14' x 9'1 (4.27m x 2.77m)



with fitted wardrobe, airing cupboard, radiator and window to fore.

### INNER LANDING

with storage cupboard

### THROUGH BEDROOM 4

12' x 12'8 max (3.66m x 3.86m max)



with window to rear. Door to

### BEDROOM 5

11'9 x 12'4 max (3.58m x 3.76m max)



with window to fore.

### BATHROOM

4'9 x 9'4 (1.45m x 2.84m )



comprising bath, wash hand basin, shower cubicle , wc and radiator. Obscured window to rear.

### EXTERNALLY

tarmacadamed driveway to vehicular hard standing and turning.

Large front garden well stocked with fruit tree, trees and shrubs. Pedestrian path to the rear garden predominately laid to lawn with shrubs.

### **DIRECTIONS**

(SN57527 62055) There are several alternate routes to the property, we suggest the following for the first inspection. From Aberystwyth take the A487 trunk road south for 9 Miles to Llanrhystud. Turn left onto the B4337 Lampeter road and proceed for about 4 miles through the villages of Nebo to Cross Inn. At the Cross roads turn left on to B4577 road and proceed for several miles to Bethania. At the cross roads turn right and proceed past the chapel and several properties to the T junction. Turn left and Llonyddwch is on your left after a mile or so.

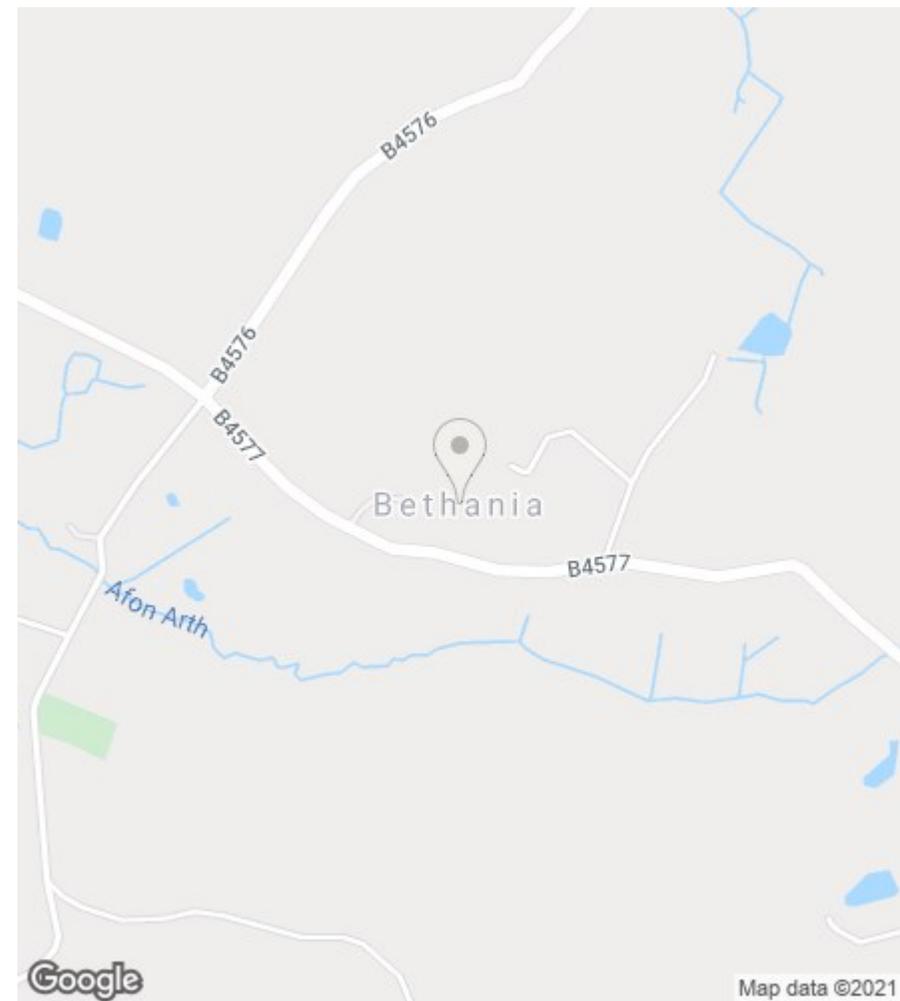




Total area: approx. 176.7 sq. metres (1901.6 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

Llonyddwch, Bethania



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>55</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com