

MSPROPERTIES

ESTATE AGENCY

Swn-y-Plant, SY23 4LP

GUIDE PRICE £460,000

FOR SALE / AR WERTH



Property Features:

- Private Parking
- 4 Bedrooms
- 4 Reception rooms
- 2 Bathrooms
- Oil Central Heating
- South Facing Garden
- Double Garage

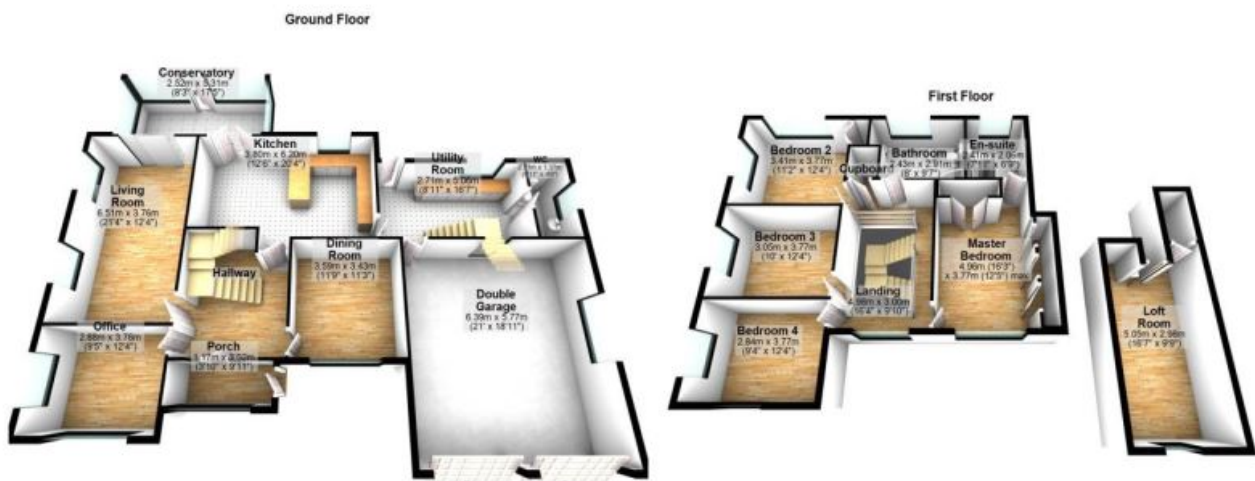
Description

Rare opportunity to purchase a large house in the popular rural village of Llanilar. The family home is situated on the edge of the village which offers many amenities including doctor's surgery, primary school, village shop, public house, garage and places of worship. Llanilar is approximately 6 miles from the Coastal Town of Aberystwyth, which offers a range of services and facilities including University, Hospital, Supermarkets and High Street Brands. Aberystwyth is only 15 minutes away by car and has excellent transport links.

The Ground Floor offers an excellent living space which consists of 4 reception rooms, (living room, dining room, office and conservatory) Good Sized Kitchen, Utility room, and W.C. The First floor offers a large landing which provides access to all of the main rooms - 1 large master bedroom with en-suite, 3 good sized double bedrooms, and the family bathroom. The property benefits from double glazing, oil fired central heating, a double garage with spacious loft room above and a driveway with ample parking. Both front and rear garden are in immaculate condition with views to the rear of the property which are particularly stunning, as the house overlooks open fields with a clear aspect around.

This is an excellent opportunity to purchase a large family home on a large private plot. Viewings highly recommended. Strictly through MS Properties.

Floor Plan



Porch:

Entrance porch accessed via half glazed timber door. Offers windows to front and main access to the property.

Hallway:

Accessed via timber door. Provides access to reception rooms and kitchen on the ground floor. Stairs leading to the first floor with fantastic storage underneath. Benefits from laminate flooring, radiator, and electric socket.

Living Room:

Large living room accessed via the hallway. Benefits from the fireplace, two windows to side, carpeted floor, multiple sockets and radiator. Sliding doors to conservatory.

Dining Room:

Spacious dining room accessed via the hallway. Benefits from service hatch to kitchen, carpeted floor, radiator, multiple sockets and window to front.

Office:

Accessed via Hallway. Good sized reception room currently utilised as an office, also ideal for playroom/bedroom. Benefits from Window to front and side, carpeted floor, multiple sockets, and radiator.

Conservatory:

Spacious south-facing conservatory accessed via Living Room and kitchen. Benefits from vinyl flooring, radiator and multiple sockets. Door to garden.

Kitchen:

Large kitchen providing a fantastic heart of the family home. Offering a range of wall and floor units with worktop over, sink drainer unit, integrated double oven, integrated dishwasher, electric hob with extractor fan over and space for under counter fridge. Benefits from a breakfast bar, window to rear, tiled splashback and multiple sockets.

Also provides a great space for a sitting area/second dining table. Double doors to conservatory.

Utility Room:

Good sized utility room accessed via Kitchen. Benefits from base units with worktop over, Space for separate washing machine and tumble dryer, space for fridge freezer and houses the boiler. Stairs to loft room with storage under. Door to WC, door to rear garden and door to garage.

WC:



Accessed via Utility Room. Offers WC and wash hand basin. Benefits from vinyl flooring, tiled to water sensitive areas and obscured glass window to side.

Loft Room:

Fantastic additional room located above the garage. Accessed via Utility room the loft room could have a range of uses from playroom, to office. Benefits from window to front, two skylights to side, carpeted floor, multiple sockets and storage in the eaves.

Landing:

Stairs from the ground floor. Provides access to all bedrooms and family bathroom. Benefits from the large airing cupboard, carpeted flooring, window to front, and access to the attic.

Master Bedroom:

Large master bedroom located at the front of the property. Benefits from multiple sockets, carpeted flooring, large built in wardrobes and window to front. Provides access to - En-suite:-

Bedroom 2:

Large double bedroom located at the rear of the property. Benefits from radiator, multiple sockets, carpeted floor, built-in wardrobe and double aspect windows to side and rear.

Bedroom 3:

Spacious double bedroom benefitting from radiator, multiple sockets, carpeted floor, and windows to side.

Bedroom 4:

Good sized bedroom located at the front of the property. Benefits from radiator, multiple sockets, carpeted floor, and double aspect windows to front and side.

Bathroom:

Family bathroom located at the rear of the property, offering Wash hand basin, WC, bidet and large corner bath. The bathroom benefits from obscured glass window to the rear, half tiled walls, and vinyl flooring.

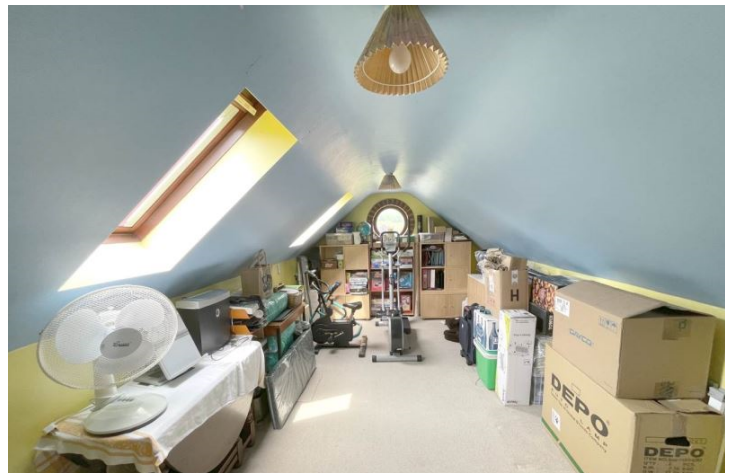
En-suite:

Access via Master bedroom. En-suite offering large shower cubicle, Wash hand basin and WC. Benefits from vinyl flooring, tiled to water sensitive areas and obscured glass window to rear.

Double Garage:

Large double garage providing ample space for parking two cars whilst still leaving space for storage. Benefits from two electric roller garage doors, window to side and multiple sockets.

Attic:



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		67	76				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	