



**16 Heol Isfoel, Llanrhystud**  
**Aberystwyth Ceredigion SY23 5BJ**  
**Guide price £295,000**





A wonderfully presented and well situated detached 4 bedroomed house with attached garage, two car driveway and rear garden in a popular residential housing estate.

16 Heol Isfoel has been maintained by the current owner and is a superb family home. The well laid out accommodation as highlighted in the photographs is well worthy of inspection.

Llanrhystud has a good range of local amenities to include primary school, garage/general stores and public house. The village is 9 miles equidistant from the university and market town of Aberystwyth to the north and the picturesque Georgian harbour town of Aberaeron to the south. The coastal path is nearby and there are some scenic walks inland.

### Tenure

Freehold.

### Services

Mains electric, drainage and water. LPG gas bottled central heating.

### Council Tax

Band

### Viewing

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

### Front Entrance Door

Into

### Reception Hallway



With stairs to first floor accommodation, under stairs Downstairs WC and storage area, radiator and doors through to

### Living Room

13'10" x 12'0" (4.22m x 3.66m)



A commodious living area with window to fore, radiator and glazed double doors through to



## Kitchen Dining Room

20'0" x 8'11" (6.12m x 2.73m)



A spacious and bright kitchen diner with a range of base and eye level units, appliance spaces, 1 and a half sink with mixer tap. Electric hob cooker with fitted extractor fan hood. Double oven/grill, breakfast bar, laminate wood effect flooring, window and sliding door to rear and doors through to



## Utility Room

9'6" x 8'11" (2.92m x 2.72m )



With appliance spaces and worktop over, radiator, window and door to rear.

## Integral Garage

13'9" x 9'6" (4.2m x 2.92m )

A useful storage space with up and over door to the fore.

## First Floor Accommodation

### Landing

With doors through to



### Bedroom 1 (above garage)

16'7" x 9'6" (5.08m x 2.92m )



A generously sized bedroom with window to fore, radiator, laminate flooring and loft space storage cupboard.

### Bathroom



Comprising panelled bath tub with shower over, wc, wash hand basin with tiled surround walls, extractor fan and obscured window to rear.

### Bedroom 2

11'8" x 10'3" (3.56m x 3.13m )



With window to fore, radiator and door through to En Suite



### En Suite



Comprising walk in shower cubicle with wc, wash hand basin, half tiled walls and obscured window to fore.

### Bedroom 3

12'4" x 7'0" (3.78m x 2.14m )



With window to rear and radiator.

### Bedroom 4/Study

9'1" x 6'0" (2.77m x 1.84m )



With window to rear and radiator.

### Externally



The property is approved via a 2 vehicle

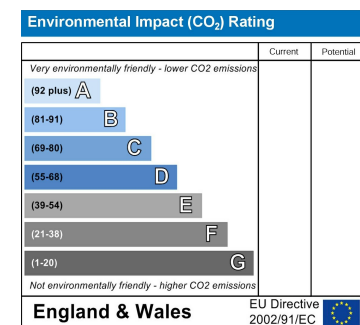
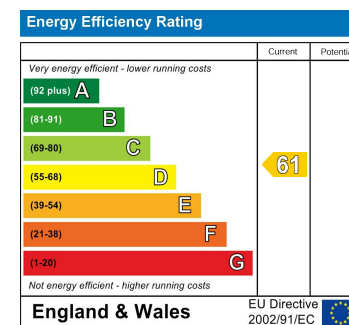
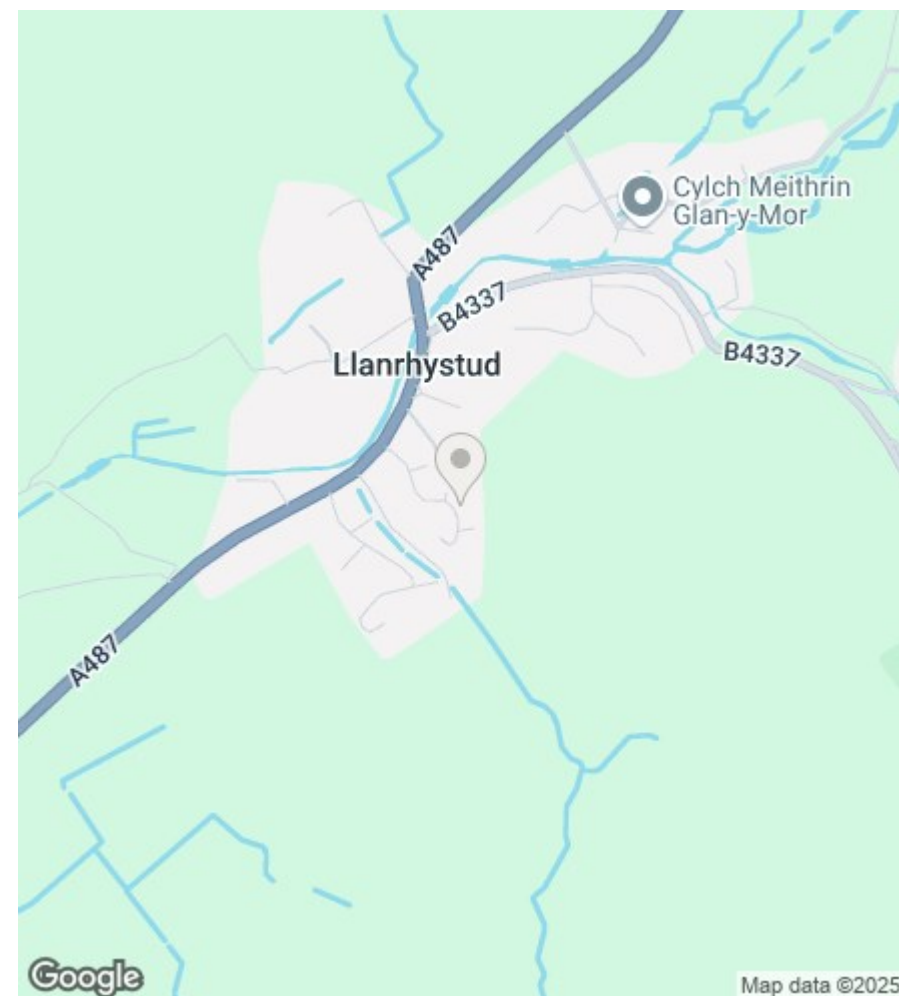
tarmacdamed driveway, with a low maintenance front garden seating area. Side pedestrian access to the rear garden.

To the rear, private lawned garden area with garden shed and patio surrounding the property.



### Directions

From Aberystwyth take the main A487 coastal trunk road south to Llanrhystud. The entrance/estate road leading to Heol Isfoel is on your left hand side. The property is to the rear of the estate facing you with a For Sale board.



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: sales@aledellis.com