



**BROOKLANDS
LLANRHYSTUD
CEREDIGION
SY23 5BN**



- **A CHARACTER FAMILY HOME**
 - **SOUGHT AFTER COASTAL VILLAGE LOCATION**
 - **3 BEDROOM ACCOMMODATION & FORMER BAKERY**
 - **LARGE GARDENS WITH PRIVATE PARKING & GARAGE**
- **CONVENIENTLY LOCATED TO ABERYSTWYTH, ABERAERON & LAMPETER**
- **LEVEL WALKING DISTANCE TO ALL OF THE AMENITIES WITHIN THE VILLAGE**

**OFFERS IN THE REGION OF
£239,995**

DESCRIPTION

Brooklands is a semi-detached family home, situated in a prominent position within this coastal and well served village.

The property is set in a central location within its own large gardens within the centre of Llanrhystud. Amenities on offer within easy and level walking distance include a general-stores, garage, primary school, village pub, post office, florist and the Cardigan Bay coastline.

The property, which has been within the same family's ownership since 1918 provides for well laid out internal accommodation to include 3-Bedrooms, a spacious sitting and dining area and a pleasant mix of traditional and modern spaces. To the exterior the property is set on a generous plot with off road car parking, adjoining garage and detached former bakery. To the rear are large and private rear gardens.

Llanrhystud is a much sought after village given its convenient location to three-of Ceredigion's largest towns Aberystwyth (9-miles), Aberaeron (7-miles) and Lampeter 15-miles. There is a frequent bus service to and from the village.

ACCOMMODATION – of approximate dimensions

Part glazed main entrance door into:

HALLWAY Dado rail and doors to:

LIVING ROOM **19'7 x 9'9**
Double glazed windows to front and rear, two-night storage heaters and alcove shelving. Door to Dining Kitchen.

**KITCHEN/
BREAKFAST ROOM** **19'10 x 9'2/ 6'4**
Double glazed windows to front, base and wall units, plumbing for washing machine, electric oven with 4-ring ceramic hob and filter hood over, glass - fronted display cabinet, Solid Fuel '*Parkray*', enclosed staircase elevating to the first-floor accommodation, night storage heater and door to:

DINING KITCHEN **16'9 x 8'9**
Double glazed windows to rear and side, double glazed side and rear entrance doors, Base units, plumbing for dishwasher, single bowl and drainer sink unit with mixer taps over, 2 '*velux*' windows to rear, night storage heater, fixed bench seat, door returning to the main Living Room.

FIRST FLOOR ACCOMMODATION

LANDING Shelved airing cupboard and doors to:

BEDROOM 1 **14'6 x 9'10**
Two double glazed windows to front and night storage heater.

BEDROOM TWO **11'2/ 9'4 x 9'54**
Double glazed window to rear, fitted wardrobes and dressing table.

BEDROOM THREE **10'3 x 9'5**
Double glazed window to front and fitted wardrobes.

FAMILY BATHROOM **6'7 x 5'6**
Panelled bath with '*Redring*' shower and glazed shower screen over, double glazed window to rear, pedestal wash hand basin, tiled splashbacks and low level flush WC

EXTERNALLY	The front garden offers mature shrubs and flower beds, driveway parking for several vehicles. The side of the property offers a seating area, & rear garden has patio, mature shrubs & trees
FORMER BAKERY	16'8 x 15'3 May be suitable for conversion for various uses such as an office or studio subject to the necessary consents being obtained. The current vendors had always planned to extend the current property into the former Bakery to create further living accommodation, with a mezzanine office over. It would be possible in the writer's opinion to do so given the proximity of the Bakery to the main house. Clearly any conversion works would be subject to the purchasers seeking and obtaining the necessary consents to do so.
GARAGE	17' x 8'6 Up and over door to front. Door to:
GARDEN STORE	10' x 7'7 max dimensions WC
OWNERS COMMENTS	<i>"Our family has owned Brooklands for four generations, having inherited it in 2020. This home has been part of our family's legacy since the 1918 parish village sale, and was originally part of the 'Mabws Arms' pub. The solid stone walls and cosy cottage feel have withstood the test of time, while the village bakery, 'Wyre Bakery,' still stands proudly in the garden, holding potential for future renovation.</i> <i>Growing up here, we were constantly drawn back to this peaceful, laid-back coastal village. It's where we enjoyed family traditions, like swimming in the sea and shrimping at the nearby Green Coast Award beach, just a short walk or cycle away. The stunning views of Cardigan Bay and the coastal mountain backdrop never fail to impress, whether hiking the coastal paths or watching red kites soaring over Y Foel from our back garden.</i> <i>Llanrhystud is an ideal location, with excellent local amenities including a welcoming village shop and post office, pub, golf club with spa, and great transport links to Aberystwyth and Aberaeron. It's the perfect place for anyone seeking a relaxed, rural lifestyle while remaining well-connected to larger towns and cities in Wales."</i>
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water and Drainage is connected to the property.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///blissful.regaining.coder
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.





















EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

FLOORPLAN



GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.