

Llanilar

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Viewing Arrangements
Strictly by appointment
through Alexanders

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
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Asking Price £450,000

Perfectly arranged for remote working, the property benefits from two dedicated ground-floor offices, thoughtfully positioned away from the main living areas to provide privacy and focus. Further enhancing its appeal, the home boasts an impressive EPC rating of B, offering excellent energy efficiency and lower running costs.

This beautiful family home offers versatile living over two floors, including an open-plan kitchen/dining area, conservatory, and two home offices. Four bedrooms, several with en-suite facilities, a modern family bathroom, and stylish reception rooms provide ample space for family life.

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ENTRANCE

The property is entered via a modern UPVC door into a bright and welcoming entrance hallway.

HALLWAY

The hallway features practical tiled flooring with underfloor heating, a useful under-stairs storage cupboard, and a fire alarm system. From here, stairs rise to the first floor, and doors lead to the main living areas and the kitchen.

CLOAKROOM

Located to the right of the entrance, this well-appointed downstairs cloakroom is fitted with a low-flush WC, hand wash basin, and a wall-mounted radiator. The space is finished with attractive wall tiling and grey floor tiles, with an opaque window to the side elevation.

KITCHEN / DINER

The heart of the home is the impressive kitchen and dining area. The kitchen is fitted with stylish white gloss wall and base units, complemented by black glitter quartz worktops and matching flooring. Integrated appliances include a Neff coffee machine, Candy microwave, oven, extractor fan, and Zanussi gas hob. There is also a stainless steel double sink with mixer tap, metallic splashback tiles, and space for a freestanding fridge and dishwasher. A breakfast bar with seating for two provides an informal dining option.

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LOUNGE

The spacious lounge is positioned to the front of the property and enjoys an attractive bay window with double glazing, offering pleasant views. The room is finished with carpeting, decorative wall lighting, coving to the ceiling, and telephone and power points, creating a comfortable and inviting living space.

STAIRS LEAD TO THE FIRST FLOOR

LANDING

Enhanced by a high-level side window that allows plenty of natural light, with doors leading to

BEDROOM ONE (3.79m x 3.64m)

Overlooking the rear garden, this bedroom features mirrored fitted wardrobes and a contemporary en-suite bathroom. The en-suite is fitted with a bath with overhead shower and glass screen, a low-flush WC, hand wash basin, heated towel rail, and a marbled splashback, with an opaque side window providing natural light and privacy.

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BEDROOM TWO (4.65m x 3.18m)

A generous double bedroom positioned to the front of the property, featuring a bay window, carpeting to floor and ample power points.

BEDROOM THREE (4.43m x 2.97m)

Offers stylish comfort with convenient power points, complemented by a private en-suite shower room. A great feature of this room is the vaulted ceiling with a dormer window, adding character and light. The en-suite is finished with white floor and wall tiles accented by subtle blue detailing, a walk-in shower with sliding doors, a sleek hand wash basin, low-flush WC, and a heated towel rail, combining both functionality and refined style.

BATHROOM

Beautifully appointed with black quartz tiled flooring, a generous bath with overhead shower and glass screen, and a low-flush WC. A stylish Romeo and Juliet-style basin sits on a sleek black quartz worktop, complemented by a large mirror, heated towel rail, and a spacious mirrored storage cupboard. A front-facing double-glazed window.

BEDROOM FOUR (4.90m x 3.00m)

A generously sized room at the rear of the property, featuring blue carpeting and double-glazed windows that brighten the room naturally.

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EXTERIOR

The enclosed rear garden is a versatile and inviting space, combining lawn and patio areas perfect for both relaxation and outdoor entertaining. Additional features include gated access with a side pathway to the front, a garden shed, and well-maintained fencing with drainage. A hot tub is also available with the property for an additional cost. Practical touches such as an outside tap, electrical socket, and outdoor lighting enhance the usability of the space. The property further benefits from an external garage/outhouse with lighting, a tarmac driveway to the side, and solar panels fitted to the roof.

SERVICES

The property is served by mains electricity, water, and drainage, and features a central heating system powered by oil. The property benefits from a 4.2kW roof-mounted solar panel system, providing renewable energy to help reduce electricity costs and improve energy efficiency.

GARAGE

The property benefits from a spacious garage with electricity connected, featuring an up-and-over door, a fitted sauna, and a 5kW DC battery, along with a solar diverter that heats water from the solar panels and a Zappi 7kW EV charger for convenient electric vehicle charging to the front of the property.

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FRONT OF THE PROPERTY

At the front, the property is approached via a spacious tarmac driveway, providing ample parking for multiple vehicles and ensuring convenience for both residents and visitors. In addition, the driveway benefits from a dedicated EV charging point, reflecting the property's modern, eco-friendly features, making it ideally suited to the needs of today's electric vehicles.

ABOUT

Llanilar, is a quiet and friendly village with local shop, a pub, and a primary school. Excellent road links and nearby bus services make the town easily accessible, combining rural charm with everyday convenience.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2026 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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