



Llanbadarn Fawr

£369,995



Ceredigion

Fronheulog is rich in original period features but has been sensitively modernised in keeping with its age, including part exposed stone walls and beams. This four bedroom detached home is only a five minute drive from Aberystwyth town Centre and its local Primary and Secondary Schools. However, another appeal is Fronheulog's Stable Conversion, which is now a two bed annex, earning the current owner £700.00 per calendar month.

- TWO PROPERTIES FOR ONE
- ANNEX EARNING £700PCM
- FOUR BEDROOMS
- FIVE MINUTES TO ABERYSTWYTH
- BASEMENT
- ON BUS ROUTE
- PARKING FOR SIX CARS

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FRONHEULOG

Built on the site of an 1865 farmhouse, this wonderful 4 bedroom family home and self-contained annex property have been sensitively modernised and refurbished. Boasting a mature hedge boarded garden and ample parking, the property is close to all the local conveniences and is less than a 5 minute drive to Aberystwyth town centre. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators.

ENTRANCE HALL

Complete with wooden laminate flooring, which has been fitted to a high standard, the entrance hall has communicating doors off to the downstairs rooms, and communicating stairs to the cellar and first floor.

LOUNGE

18' 2" x 14' 6" (5.54m x 4.43m) Wonderfully light with windows to the front and side elevations, the lounge is a spacious second reception room, complete with laminate flooring and a log burner. Largely neutrally painted, this room benefits from alcoves into which further storage could be built.

UTILITY ROOM

8' 2" x 8' 5" (2.49m x 2.59m) Fitted with a range of base and eye-level units, complete with work surfaces over, the utility is a well-proportioned room with plumbing and space for a washing machine and dryer. From this room doors communicate into the hall and downstairs bathroom, and a window to the rear elevation lets in natural light.

BATHROOM 1

4' 10" x 7' 11" (1.48m x 2.42m) Boasting tiled flooring, the downstairs bathroom has been fitted with a white suite

comprising a low flush WC, bath with shower over, and pedestal wash hand basin. In this room there is built-in storage, suitable for all your toiletries, and a window overlooking the side elevation lets in natural light.

KITCHEN

13' 1" x 11' 6" (4.01m x 3.53m) Wonderfully charming with country cottage style beams, the kitchen benefits from tiled flooring and is fitted with a range of base and eye-level wooden units, complete with work surfaces over. Currently in place there is an integrated 4 burner gas hob, complete with oven and grill below, in addition to a hood extractor above. The room also boasts space and plumbing for a dishwasher and fridge/freezer. To maximise light in this room and enable a certain level of customization, for chilled-out evenings spent sharing a bottle of wine and a meal in this great entertaining space, the room has been fitted with down lighters. From this room there are communicating doors to the hall and living room.

LIVING ROOM

17' 6" x 13' 11" (5.34m x 4.25m) The perfect lounge for the summer, with French doors which open out to the front of the house letting in a cool breeze, we think this room will be one of your favourites in this spectacular home. We love the exposed stone brick fireplace, now home to a cosy log burner, and the neutral colours used really help this spacious room feel even bigger. As with other rooms in this home, the living room boasts real-wood flooring, and has built-in storage solutions. From this room there are solid hardwood doors communicating to the hall and kitchen.

REAR PORCH

4' 3" x 6' 6" (1.3m x 2/42m) Complete with wood flooring,





the rear porch gives access to the utility room, kitchen, rear of the house, and hallway which extends to the front of the property.

CELLAR

11' 10" x 16' 0" (3.61m x 4.90m) Accessed by a staircase from the ground floor, the cellar is a spacious room benefiting from its own electricity. This room has been employed as a study, but could serve to be another bedroom or simply a storage space.

FIRST FLOOR LANDING

BATHROOM 2

9' 8" x 8' 2" (2.95m x 2.49m) As with the downstairs bathroom, this room has been tiled and fitted with a white suite comprising: a bath with shower over, a low flush WC, underfloor heating, and hand wash basin. In this room there is also an airing cupboard for additional storage. A window to the side elevation in this room allows in natural light.

BEDROOM TWO

12' 11" x 12' 2" (3.94m x 3.72m) With two large velux windows overlooking the side, and a window to the rear, bedroom two has been carpeted and is a good-sized double bedroom with wonderful original features including a beam and exposed stone wall.

BEDROOM THREE

8' 2" x 9' 6" (2.49m x 2.92m) Currently employed as a single bedroom, and certainly ideal as a nursery, bedroom three is endowed with the original floorboards which have been wonderfully restored. The room has been decorated in neutral colours, maximising natural light entering from a window to the side of the house, but also making an ideal canvass for a new owner.







BEDROOM FOUR

10' 7" x 15' 8" (3.24m x 4.8m) Another spacious double bedroom facing the front of the house, this room has the same stunning original wood floors seen elsewhere in this home, in addition to an exposed stone wall.

MASTER BEDROOM

9' 1" x 14' 10" (2.78m x 4.54m) Completed with restored original wooden floors, the master bedroom is a sizeable double bedroom with a large window to the front elevation letting in natural light. Built-in storage solutions have been fitted into this room.



THE OLD STABLE

Rebuilt in 1998 on the original stable foundations, the old stable is now self-contained accommodation - ideal for visiting friends, a rental opportunity, or as a home studio.

SITTING ROOM

13' 4" x 10' 6" (4.08m x 3.22m) Entered through a double glazed uPVC, the sitting room retains the original floorboards, which has been beautifully restored. From this room there is a communicating doorway to the kitchen, and a window which overlooks the front of The Old Stables.



KITCHEN

6' 10" x 10' 5" (2.10m x 3.20m) Fitted with a range of base and eye-level units, the kitchen is of a good size and currently fitted with an integrated 4 ring gas hob with oven and grill below. Also in place is a single bowl, single drainer, stainless steel sink.

BATHROOM

5' 5" x 6' 2" (1.67m x 1.89m) Of good proportions, the bathroom is fitted with a white suite comprising a low flush WC, hand wash basin, and bath with shower over.

BEDROOM ONE

12' 6" x 11' 11" (3.83m x 3.65m) Directly opposite the stairs on the landing, bedroom one is a well-proportioned double bedroom with a velux window overlooking the rear of The Old Stables , and a window to the side elevation.

BEDROOM TWO

12' 6" x 9' 7" (3.83m x 2.93m) The longer of the two bedrooms, this is another double bedroom with a Velux window overlooking the side elevation.

OUTSIDE REAR OF PROPERTY

To the rear of the property there is parking and a turning area for several vehicles. there is also a patio and decking area perfect for summer barbeques.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2019 - 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.

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Local Authority

Ceredigion County Council

Council Tax Band

E

Energy Efficiency Rating

62

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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