

# MSPROPERTIES

## ESTATE AGENCY

5 Clos Cadno, Llanilar, SY23 4QR

**GUIDE PRICE £435,000**

**FOR SALE / AR WERTH**



### Property Features:

- Popular Location
- Garage
- Off street parking
- Double Glazing
- Solar Panels
- Private Garden
- Viewing Recommended
- 4 Bedrooms

## Description

This well presented property is positioned in the ever popular village of Llanilar, located just 6 miles from the university town of Aberystwyth; Aberystwyth offers a range of services and facilities including: hospital, supermarkets, high street brands, local primary and secondary schools as well as excellent transport links.

A large freehold detached property, with solar panels, ample parking, enclosed secure garden, garage, 4 double bedrooms and 3 bathrooms. An ideal family home situated on a quiet cul-de-sac with lovely walks and amenities close by. Viewings are highly recommended.

SELLERS COMMENTS 'We have loved living in this superb family home, the layout, generous room sizes and three bathrooms have been an excellent place for a family to make a home. The garden is a sun trap in the summer months and recent additions of the solar panel and battery system have meant the house is super-efficient. Living in the centre of the village offers excellent proximity to amenities and bus routes. The cul de sac has 5 houses, is extremely quiet, and a genuinely great place to live.'

EER "B" Viewing via MS Properties Estate Agency only.

## Floor Plan



**Hallway:**

Accessed via white UPVC front door into hallway, access to WC, lounge, study 1, study 2/reception room, kitchen, dining area and conservatory, understairs storage, with stairs leading up to 1st floor.

**W.C:**

Large ground floor restroom with white WC and hand wash basin.

**Lounge:** 5.46m ( 17'11" ) x 3.96m ( 13'0" )

Spacious large lounge, double glazed window to the front, underfloor heating, and carpet. Plenty of sockets, BT phone point and SKY cabling.

**Study:** 2.21m ( 7'4" ) x 1.75m ( 5'9" )

Compact study for home office, plenty of PowerPoints, built in desk, window to side elevation, engineered oak flooring with underfloor heating.

**Study 2/GF bedroom/reception room:** 2.97m ( 9'9" ) x 3.30m ( 10'10" )

Currently used as a large study, plenty of PowerPoints and large rear window overlooking garden, engineered oak flooring with underfloor heating.

**Open plan Kitchen/diner with conservatory:**

(kitchen 4.11m (13'6") x 2.96m (9'9"), Dining area 3.17m (10'5") x 3.00m (9'10"), Conservatory 3.27m (10'9") x 3.78m (12'5"))

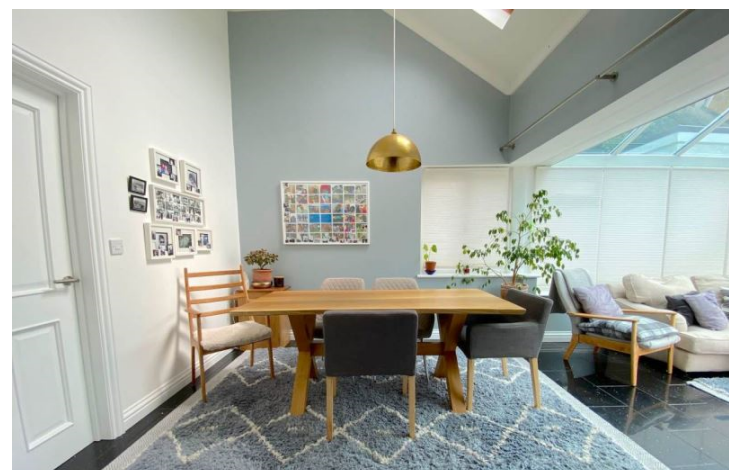
A modern white kitchen with all round base and wall units, tiled splash backs, electric oven, separate LPG gas hob, and hood above. Granite work top and breakfast bar. Double glazed window to the rear. Tiled floor with underfloor heating. The kitchen is open plan leading into a dining room with high ceiling and skylight and conservatory with French doors leading into the garden. Access to utility room.

**Utility:** 1.56m ( 5'2" ) x 3.00m ( 9'11" )

Fitted base and wall units and worktop with ample space and plumbing for washer and dryer. UPVC back door to access garden and internal to garage:

**Garage:** 4.73m ( 15'7" ) x 3.00m ( 9'11" )

Integrated garage with new roller electric door with 2 x fobs. Battery system (14 solar panels (4.2kw solar array) with battery storage system



(5kw) and solar diverter which uses solar energy to heat the hot water) oil fired boiler and extra-large hot water tank. The garage is currently used to house a sauna and home gym.

**Landing:**

Open staircase with large window to the side, ceiling hatch with loft ladder to access large attic. Access to all bedrooms and bathrooms:

**Bathroom:** 2.13m ( 7'0" ) x 3.57m ( 11'9" )

Modern white suite with large shower bath, low level WC, double sink with granite top, large towel radiator, built in storage cupboard with mirrored sliding doors, internal radiator and floor-to-ceiling tiling.

**Bedroom 1:** 3.89m ( 12'10" ) x 3.17m ( 10'5" )

Large double bedroom with window to the front, ample power points, radiator, and carpet.

**Bedroom 2:** 3.05m ( 10'1" ) x 3.73m ( 12'3" )

Large double bedroom with window to the rear, ample sockets, radiator, carpet and large fitted wardrobe leading in to an ensuite bathroom with modern white suite with shower bath, WC, sink and large towel radiator.

**Bedroom 3:** 4.78m ( 15'9" ) x 2.98m ( 9'10" )

Large double bedroom with window to the rear, ample power points, radiator, and carpet.

**Bedroom 4:** 4.94m ( 16'3" ) x 2.96m ( 9'9" )

Large double bedroom with window to the front, ample power points, radiator, and carpet leading in to an ensuite shower room with modern white suite double shower, WC, sink and large towel radiator.

**External:**

Offering ample parking on the tarmac driveway with Zappi electric car charger which is integrated into the solar panels and battery system. Side access to the secure garden in the rear with paved area, hot and cold outside taps, exterior electric mains supply (hot tub and sauna feeds), exterior large store with new roof and garden shed. Lawned garden with a range of mature and young shrubs, trees, plants and borders and a hedge. Attractive seating area and 4-person hot tub (for sale separately) There are 14 owned solar panels on the roof (4.2kw solar array)



**EPC Certificate**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		81	83	EU Directive 2002/91/EC		82	88
England & Wales				England & Wales			