



## Llanfarian

£249,000



### Ceredigion

3/4 Detached house for sale in Llanfarian, only 3 miles to Aberystwyth that has been modernised and extended, with a range of space inside and out, private parking for two cars and is double glazed throughout. Property benefits from lounge, kitchen/breakfast room, dining room/bedroom 4, 3 double bedrooms, bath/shower room and downstairs WC.

- 3/4 BEDROOM DETACHED HOUSE
- EXTREMELY SPACIOUS PROPERTY
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZED & OIL FIRED CENTRAL HEATING
- PRIVATE PARKING FOR TWO CARS
- UTILITY, STORE ROOM & BOILER ROOM
- PRIVATE GATED AREA & GARDEN

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

Call 01970 636000 to arrange a viewing



## BRYNLLOLWYN

Modernised and extended. Ready to move straight into, we present Brynllolwyn in Llanfarian 3 miles to Aberystwyth. Property is on a regular bus route and is located in a village with a local shop.

## PROPERTY COMPRISES

Property is entered via double glazed front entrance door to porch with tiled flooring. Unless expressly stated, all rooms are double glazed, and have power points throughout. The property is heated via oil central heating and benefits from a range of space for storage such as a separate store room, boiler room and utility. Freehold. Council tax band D.

## PORCH

Tiled flooring and door to lounge. Double glazed front entrance.

## LOUNGE

24' 11" x 15' 1" (7.62m x 4.62m) Boasting size, fully carpeted and a neutral colour scheme. A room extremely well lit from the two large windows to front and glass door from the porch. Wooden steps up to first floor. Door to kitchen/breakfast room.

## KITCHEN/DINER

22' 2" x 8' 11" (6.76m x 2.74m) A great sized room to fit all the family. Space for dining table, and seating with breakfast bar. Comprising 1½ bowl single drainer stainless steel sink unit with mixer tap, good range of base units incorporating Lamona electric cooker with 4 ring hob over. Work tops, tiled splash backs and cooker point. Eye level units with extractor fan. Breakfast area,

tiled floor and radiator. Windows to rear and side. Meter cupboard. Communicating doors to utility, WC and dining room/bedroom 4. Well lit room with three large windows.

## DINING ROOM / BEDROOM FOUR

14' 9" x 8' 0" (4.50m x 2.44m) A room that could be used for what ever the next owner wishes. Currently listed as a dining room but alternatively could be bedroom four, playroom or games room. Door and window to side. Radiator.

## REAR PORCH

Communicating door to rear garden, utility room and dining room / bedroom 4.

## UTILITY ROOM

7' 1" x 6' 11" (2.16m x 2.13m) Comprising single drainer stainless steel sink unit, work top, 1 eye level unit, plumbing for automatic washing machine, tiled splash backs, tiled floor, radiator and window to side. Communicating door to downstairs WC and sink.

## DOWNSTAIRS WC

With wash hand basin, tiled floor and radiator. Low flush WC.

## FIRST FLOOR

Open tread stair case to first floor.

## LANDING

With access to roof space, airing cupboard with storage space and doors to adjoining bedrooms.



**BEDROOM ONE**

14' 4" x 9' 3" (4.37m x 2.82m) Neutrally decorated and fully carpeted. Window to fore and side, character features such as beams.

**BEDROOM TWO**

10' 11" x 10' 5" (3.35m x 3.20m) An "L" shaped double bedroom. neutrally decorated and fully carpeted. Window to front.

**BEDROOM THREE**

10' 11" x 8' 9" (3.35m x 2.67m) Neutrally decorated and fully carpeted. Two large windows to rear.

**BATH & SHOWER ROOM**

8' 3" x 5' 6" (2.54m x 1.68m) Comprising low level flush WC, panelled bath, pedestal wash hand basin, separate shower cubicle, tiled floor, tiled splash backs, shaver point and light. Towel rail and radiator.

**OUTSIDE OF PROPERTY**

To the rear of the property is a concreted off road vehicular hard standing area, parking for two cars. Concrete steps down to patio area. Garden to side and rear laid to lawn with trees and flower borders. Access to storage area, boiler room and dining room / bedroom 4.









### IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2021** - 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](mailto:sales@alexanders-online.co.uk) for more information.

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## GROUND FLOOR



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.  
AEA Management Ltd  
Plan produced using PlanUp.

## Local Authority

Ceredigion County Council

## Council Tax Band

## Energy Efficiency Rating

52

## 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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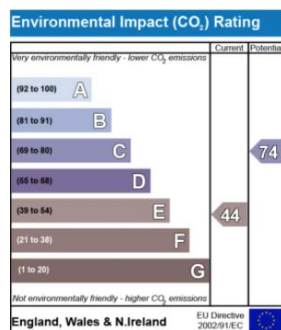
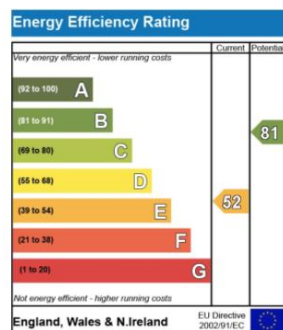
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## Opening Hours

Monday - Friday: 9am - 6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

## Contact Us

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