



Llanafan

£220,000



Ceredigion

If you are looking for a property to move straight into, with modern features, garden and decking area, parking and with three bedrooms, this one is for you. Meeting the expectations of a modern home with brand new kitchen and bathroom, well insulated with double glazing and oil fired central heating, this property would be perfect for a first home or a home for investors.

- GORGEOUS THREE BEDROOM HOUSE
- MODERN INTERIORS & READY TO MOVE STRAIGHT INTO
- NO CHAIN
- PATIO, SHED & REAR GARDEN
- PARKING FOR 2+ VEHICLES
- COUNTRYSIDE VIEWS

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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Call 01970 636000 to arrange a viewing

CWM Y NANT

Gorgeous three bedroom house located in the countryside of Llanafan. Llanafan is a small village between Tregaron and Aberystwyth, Ceredigion, in Wales. Llanafan is around ten miles from Aberystwyth and Tregaron.

PROPERTY COMPRISES

Unless expressly stated, all rooms have power points, UPVC double glazing and is heated via oil fired heating. All main services are connected and the property is ready to move straight into. Council tax band "D". Mains drainage, telephone subject to BT. We are informed the property is of Freehold Tenure and will be vacant on completion.

ENTRANCE PORCH

Communicating door to kitchen and downstairs WC.

WC

Privacy window to front. Downstairs low flush WC, hand wash basin.

KITCHEN

16' 3" x 9' 5" (4.96m x 2.88m) The kitchen area is fitted with lino flooring, tiled splash backs and a range of contemporary wall and floor units with work surfaces over. Stainless steel sink 1 1/2 bowl with drainer unit. Built in cooker and hob with extractor fan. In terms of fixtures and fittings, there is space available for a freestanding fridge freezer and plumbing for a dishwasher/washing machine. Large window overlooking the front of the property. Door to lounge. Stairs to first floor.

LOUNGE

16' 3" x 16' 2" (4.96m x 4.93m) Extremely light and spacious, this area altogether is a particularly wonderful space for all the family. Benefitting from double patio doors which lead to garden. Window overlooking the rear. Television and telephone points. Built in storage with coat hooks.

FIRST FLOOR

Carpeted stairs up to first floor landing. Communicating doors to bedrooms, bathroom and airing cupboard. Loft.

MASTER BEDROOM

13' 6" x 9' 10" (4.14m x 3.01m) Double bedroom neutrally decorated and fully carpeted. Large window to the front of the property with far reaching country views. Television and telephone points.

BEDROOM TWO

11' 6" x 9' 0" (3.51m x 2.76m) Another double bedroom, neutrally decorated and fully carpeted. Bedroom with great views to the rear.

BEDROOM THREE

8' 9" x 6' 10" (2.68m x 2.09m) Neutrally decorated room perfectly suited as an office, nursery or dressing room. Window to rear.

BATHROOM

7' 8" x 7' 1" (2.34m x 2.16m) Suite comprising "P" shaped jacuzzi bathtub with electric power shower over, low level flush WC, wash hand basin and extractor fan. Privacy window to front.





OUTSIDE REAR OF PROPERTY

The rear can be accessed via the side of the property where there is a gate, you have a garden shed and oil tank. You can also go through the property and have access via the patio doors in the lounge. The garden is laid to lawn with slabs leading you to decking. Perfect for alfresco dining.

OUTSIDE FRONT OF PROPERTY

Outside the front of the property is parking for up to 3+ vehicles.







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

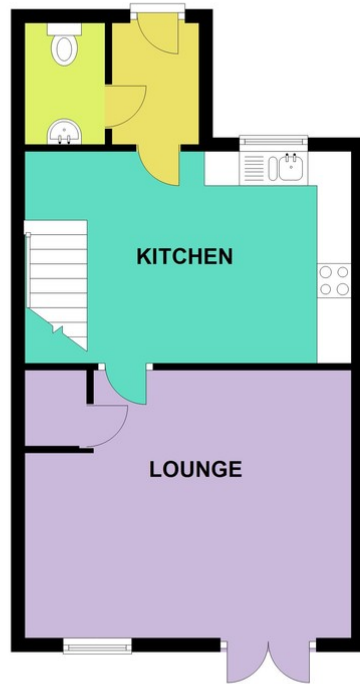
Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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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, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

74

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.

Alexanders Residential Sales

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Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

Opening Hours

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Us

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