



FOR SALE BY PRIVATE TREATY

**Brand new attractive detached 3 bedroom house with 3 living rooms and 2 bathrooms. Situated on a developing site to a popular village, 7 miles south of Aberystwyth.**

**14 DOLYMEILLION  
LLANILAR SY23 4AN**



**Traditionally built with air source and under floor heating. 10 year LABC guarantee.**

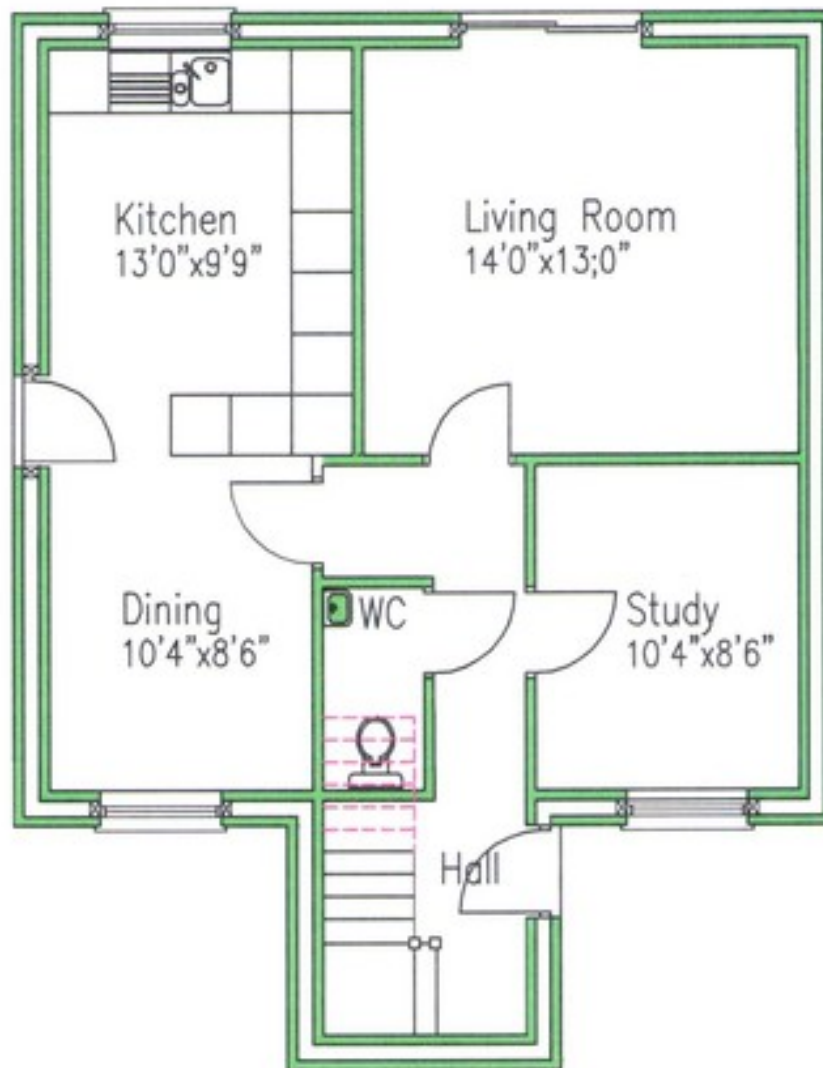
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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**  
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

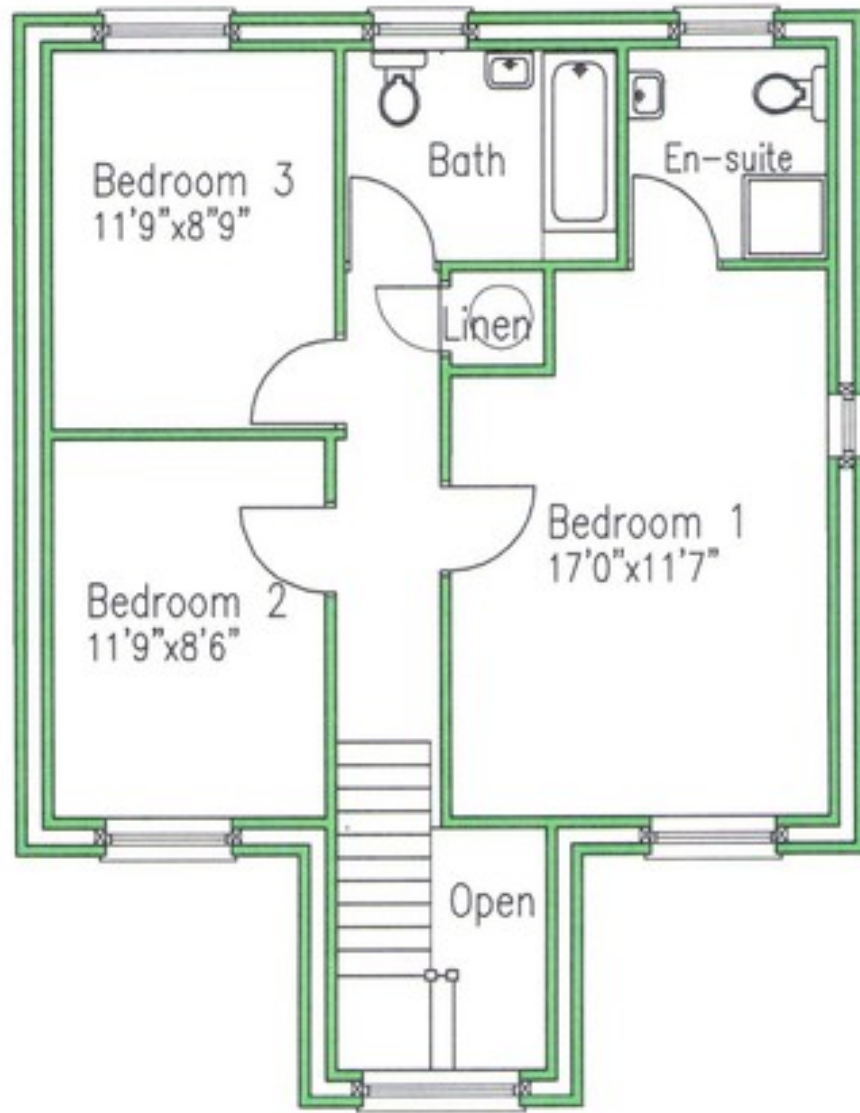
**(01970) 617179**  
**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **14 Dolymeillion, Llanilar, SY23 4AN**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.



GROUND FLOOR PLAN



## FIRST FLOOR PLAN

Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

**SERVICES:**

Mains electric, water & drainage. Electric air source and under floor heating.

**COUNCIL TAX:**

To be assessed

**VIEWING:**

Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

**PRICE:**

**£265,000**

A485



Artists Sketch  
Illustration  
Purposes Only

Proposed Housing  
At Dolymeillion, Llanelar  
Aberystwyth for  
Rhaidol Developments  
Identification Purposes  
Only  
Accuracy Not Guaranteed