



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**



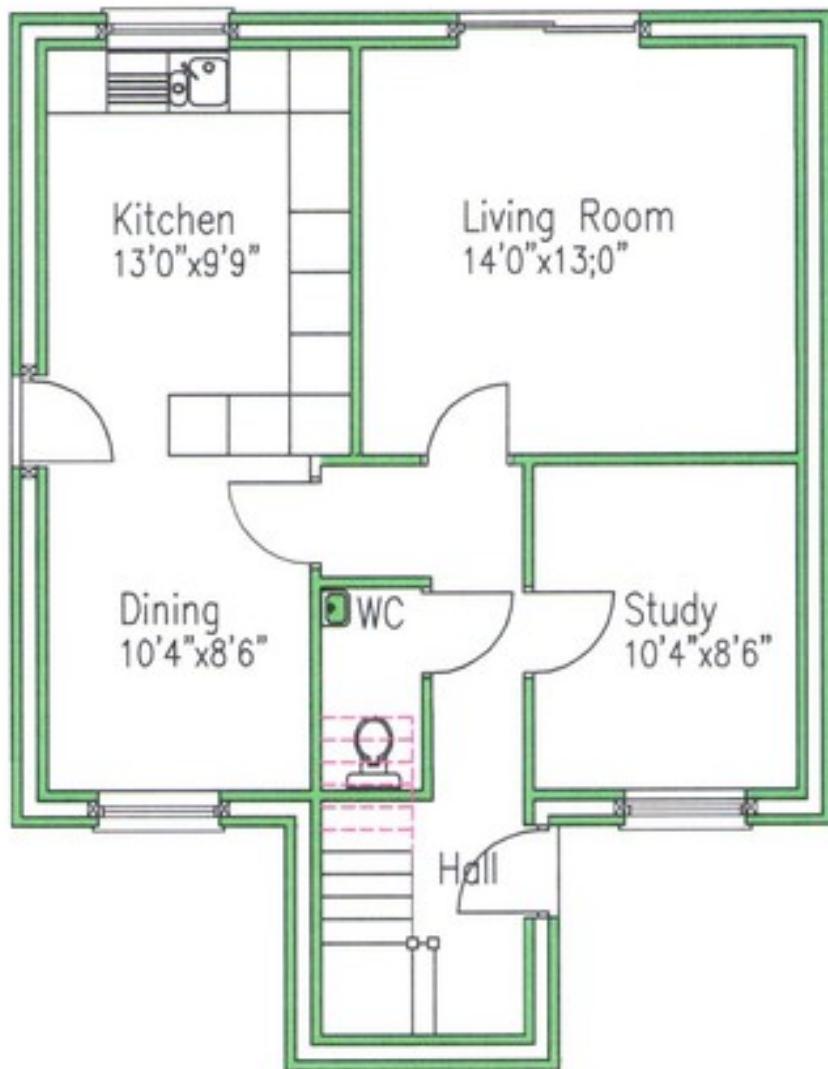
Traditionally built with air source and under floor heating. 10 year LABC guarantee.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

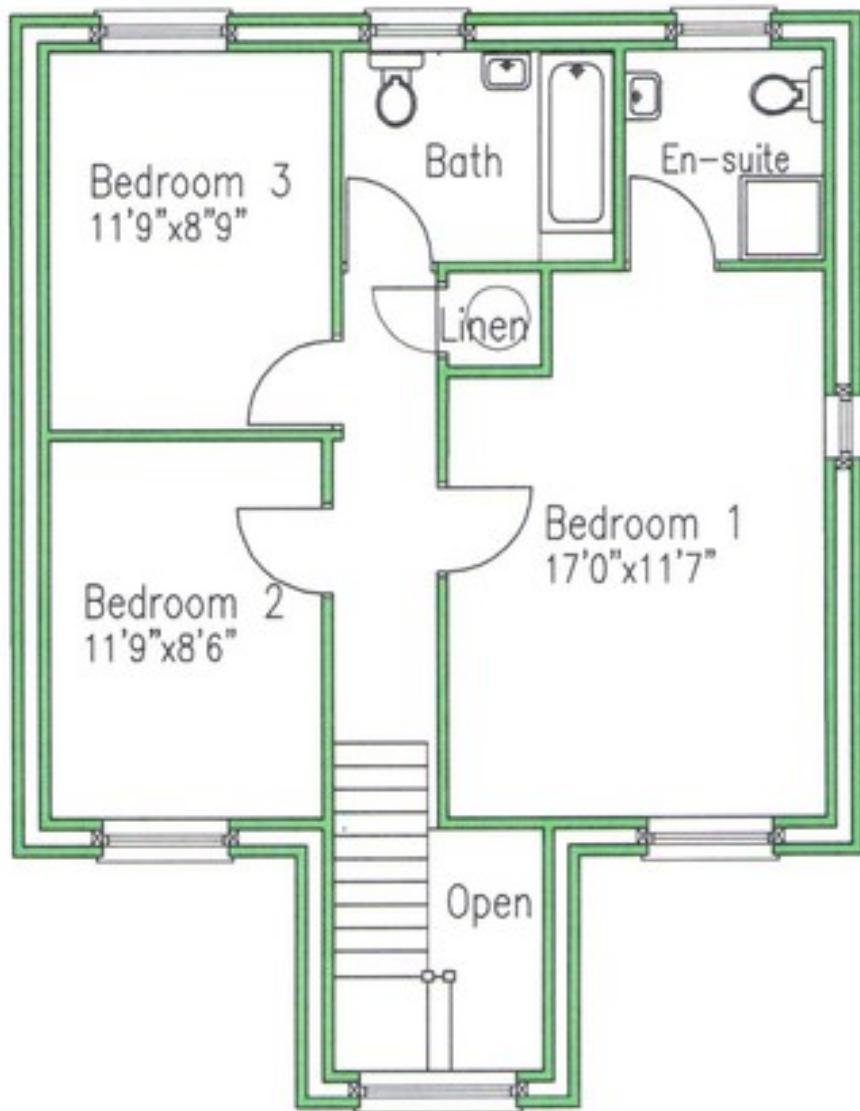
(01970) 617179
Website: www.raw-rees.co.uk

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

