



FOR SALE BY PRIVATE TREATY

Brand new attractive detached 3 bedroom house with living room, 2 bathrooms, utility & parking. Situated on a developing site to a popular village, 7 miles south of Aberystwyth.

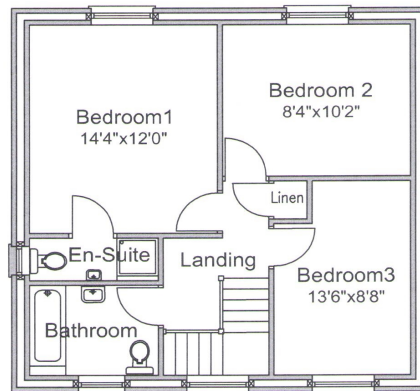
Traditionally built with air source and under floor heating. 10 year LABC guarantee.

**16 DOLYMEILLION
LLANILAR SY23 4AN**

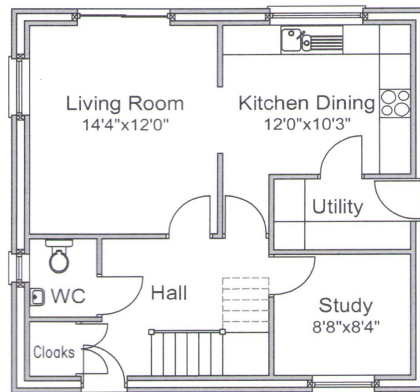


16 Dolymeillion, Llanilar, SY23 4AN

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.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLOT 16

Proposed Housing
At Dolymeillion, Llanilar
Aberystwyth for
Rheidol
Developments

Identification Purposes
Only
Accuracy Not Guaranteed

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

COUNCIL TAX: To be assessed

VIEWING: Via agent's office:-

Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Cerediigon SY23 1HS
(01970) 617179
24-hour answer phone

PRICE: **£270,000**

