



FOR SALE BY PRIVATE TREATY

**Small estate rural located, an end-terraced well-presented 3 bed family house with garden**

**14 MAES Y FELIN  
LLANAFAN SY23 4BN**



Delightfully located about 9 miles south east of Aberystwyth to the mid reaches of the Ystwyth Valley to the edge of Llanafan village.

Vendor Likes:

End terraced  
Good size garden

Agent Likes:

Corner location  
Well kept

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## **14 Maes Y Felin, Llanafan, SY23 4BN**

### **ENTRANCE HALL**



Staircase to first floor with storage under.  
Central heating radiator. Laminate floor. Larder cupboard.

### **LOUNGE**



**16' 3" x 10' 4" (4.95m x 3.15m)** 2 front uPVC double-glazed windows. Double central heating radiator.

### **KITCHEN/BREAKFAST ROOM**



**16' 3" x 9' 8" (4.95m x 2.95m)**  
Range of fitted base and wall units. Space for electric cooker and space with plumbing for washing machine. Belfast sink. Built in shelving unit. Two uPVC double glazed rear windows overlooking garden.

### **CLOAKROOM**

Low flush WC: Wash hand basin.

## **FIRST FLOOR**

### **LANDING**

Large cupboard. Access to insulated loft.

### **BEDROOM 1 (rear)**



**15' 6" x 9' 8", 12' 6" x 4' 3" (4.72m x 2.98, 3.81m x 1.31m)**

'L' shaped. Double central heating radiator.

### **BEDROOM 2**



**10' 3" x 10' 5" (3.12m x 3.18m)**

Central heating radiator. Front uPVC double-glazed window.

### **BEDROOM 3**



**11' 10" x 7' (3.61m x 2.13m)**

## **SHOWER ROOM**



**6' 6" x 5' 6" (1.98m x 1.68m)**

Comprising disabled walk in shower. Wash hand basin. Low flush WC: Double central heating radiator.

## **OUTSIDE**



Front enclosed fore garden with borders and side garden.

Rear fence enclosed patio with lawn garden beyond. Oil tank



## **SERVICES**

Mains electric, water & draining. Full oil central heating. Superfast broadband to village.

**COUNCIL TAX**

Band 'C'

**PRICE:**

**£165,000**

The property is subject to a local council occupancy and/or employment restriction. Further details can be provided upon request.

Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36   F	
1-20	G		

### Ground Floor



### First Floor



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.