



FOR SALE BY PRIVATE TREATY

Brand new attractive 3 bedroom detached house with living room opening into kitchen/diner: Study: 2 bathrooms: Utility: Parking: Rear garden & sun patio: Situated on a developing site at a popular village some 7 miles south of Aberystwyth.

**32 DOLYMEILLION
LLANILAR SY23 4AN**

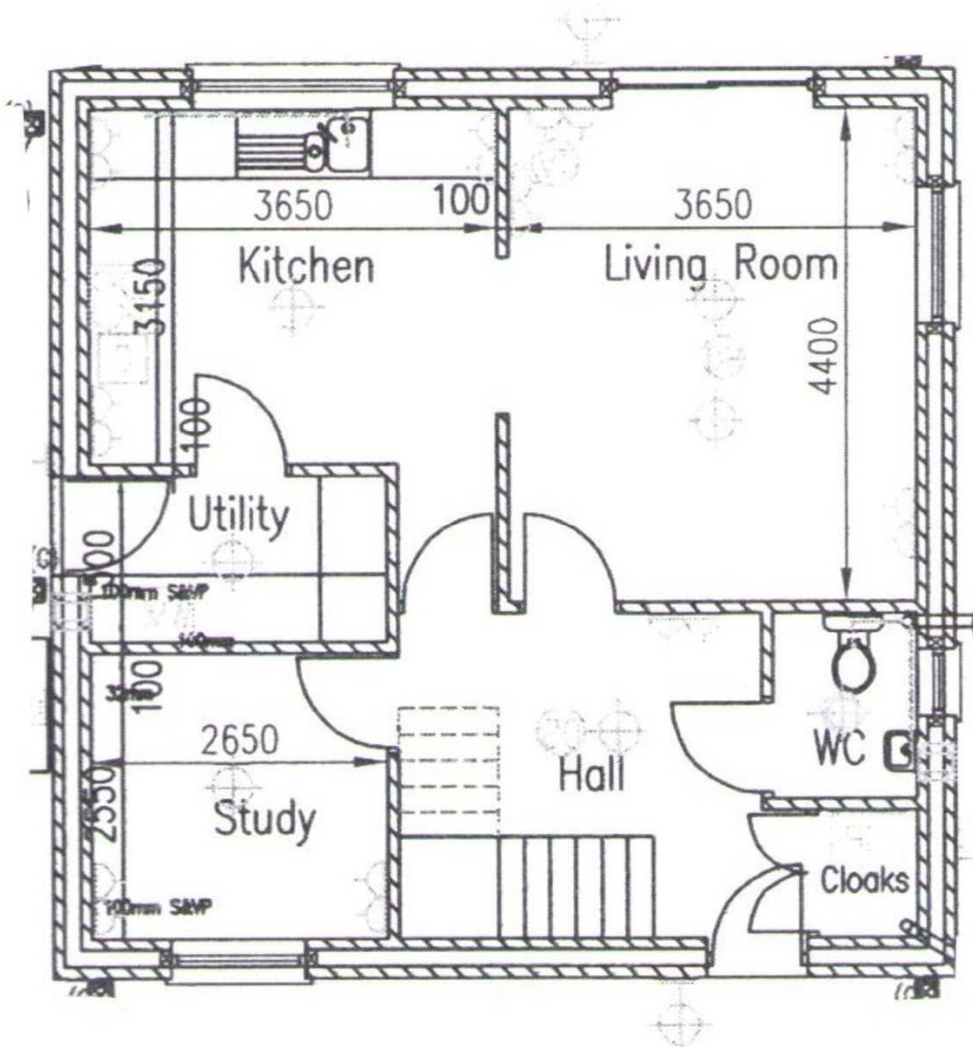


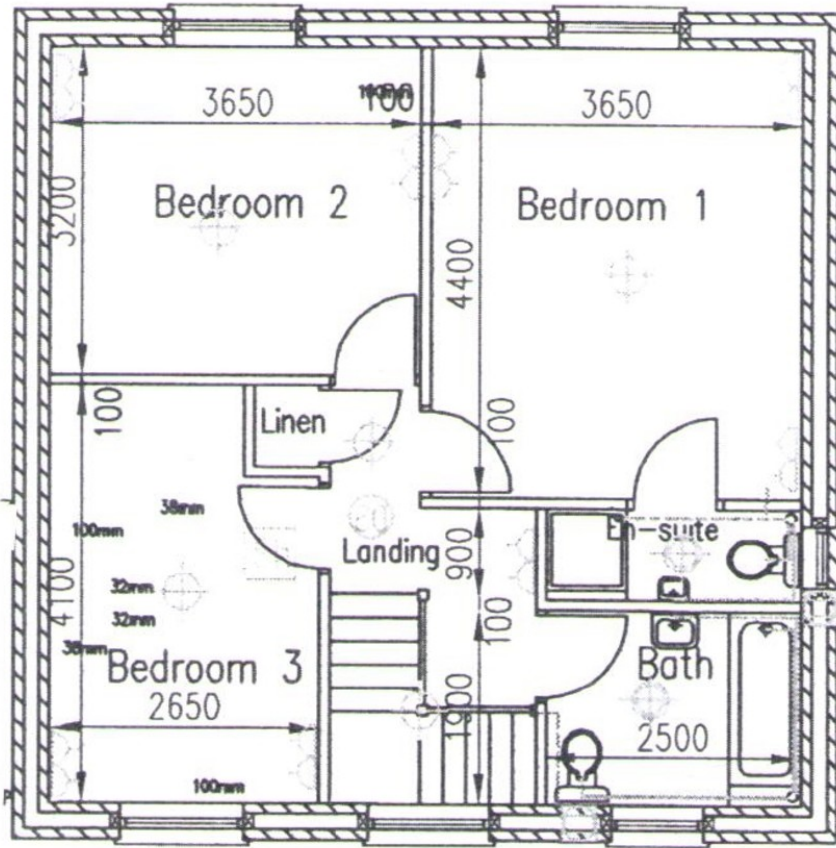
In the process of being built having electric air source heating, underfloor downstairs, radiators upstairs. 10 year LABC guarantee.

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

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

32 Dolymeillion, Llanilar, SY23 4AN





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 heating, underfloor
downstairs, radiators upstairs.

COUNCIL TAX

to be assessed

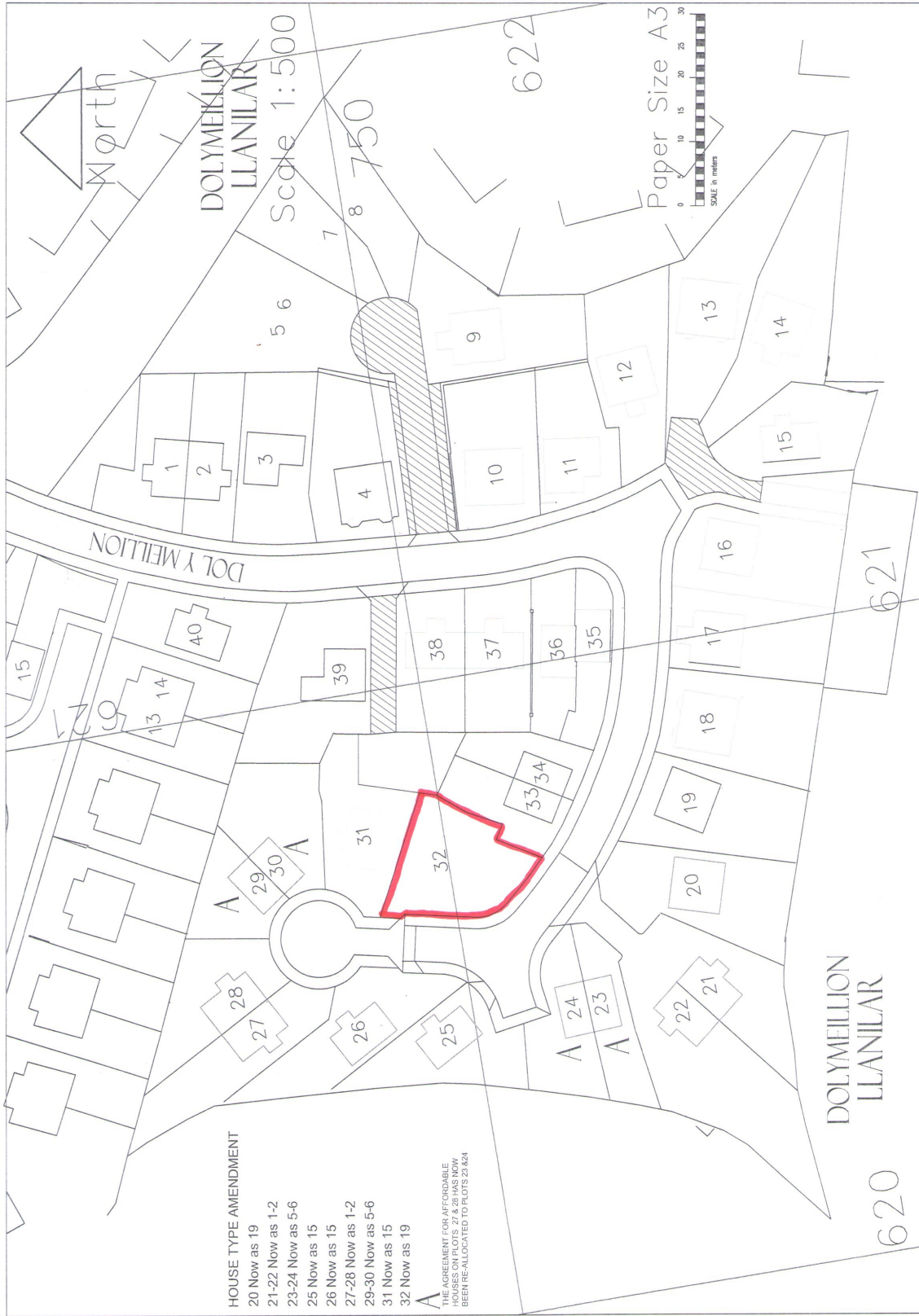
VIEWING

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

PRICE:

£280,000





HOUSE TYPE AMENDMENT

- 20 Now as 19
- 21-22 Now as 1-2
- 23-24 Now as 5-6
- 25 Now as 15
- 26 Now as 15
- 27-28 Now as 1-2
- 29-30 Now as 5-6
- 31 Now as 15
- 32 Now as 19

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 THE AGREEMENT FOR AFFORDABLE
 HOUSES ON PLOTS 27 & 28 HAS NOW
 BEEN RE-ALLOCATED TO PLOTS 23 & 24