



FOR SALE BY PRIVATE TREATY

**Brand new 3 bed semi-detached house spread over three floors with stunning far reaching front views. Situated on a developing site to a popular village 7 miles south of Aberystwyth.**

**Traditionally built with air source radiator heating. 10 year LABC guarantee.**

**21 DOLYMEILLION  
LLANILAR SY23 4AN**



***HELP TO BUY SCHEME***

***£280,000***

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

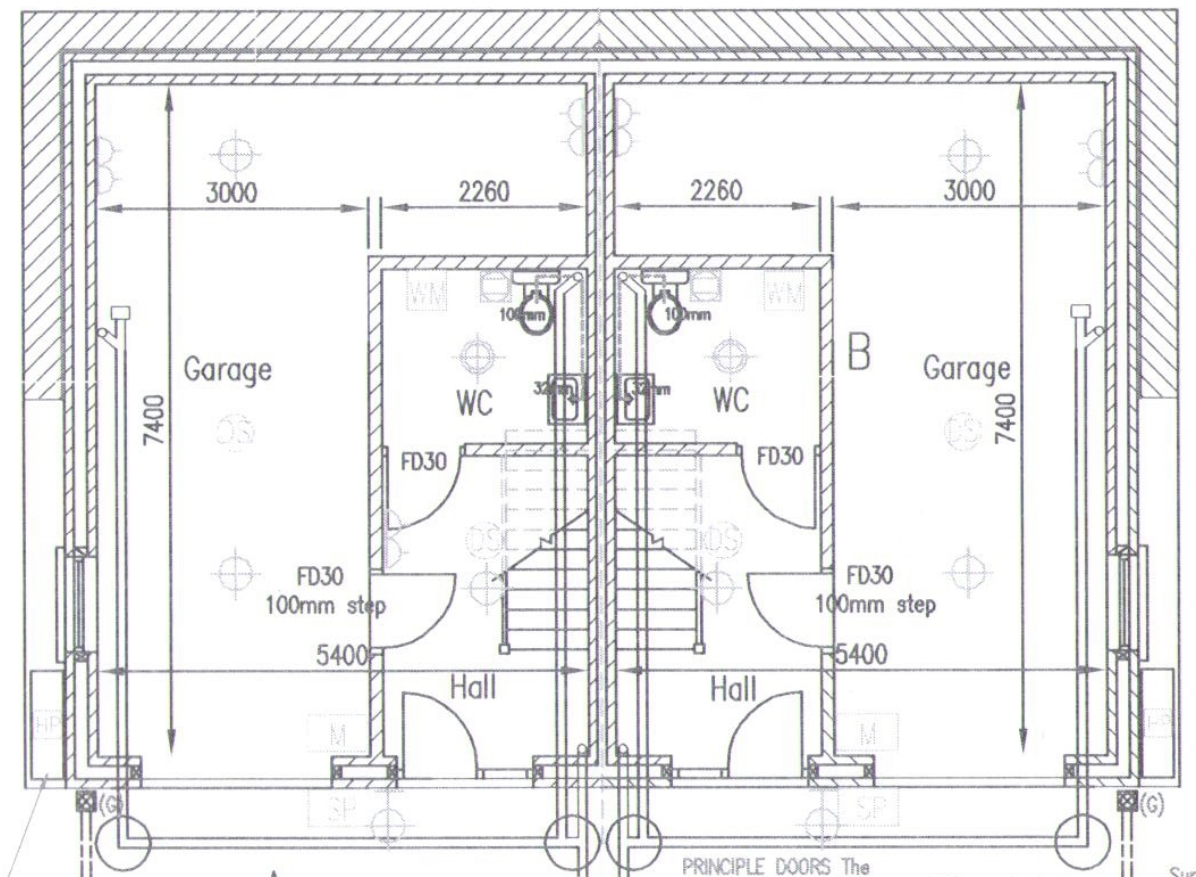
Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)

(01970) 617179

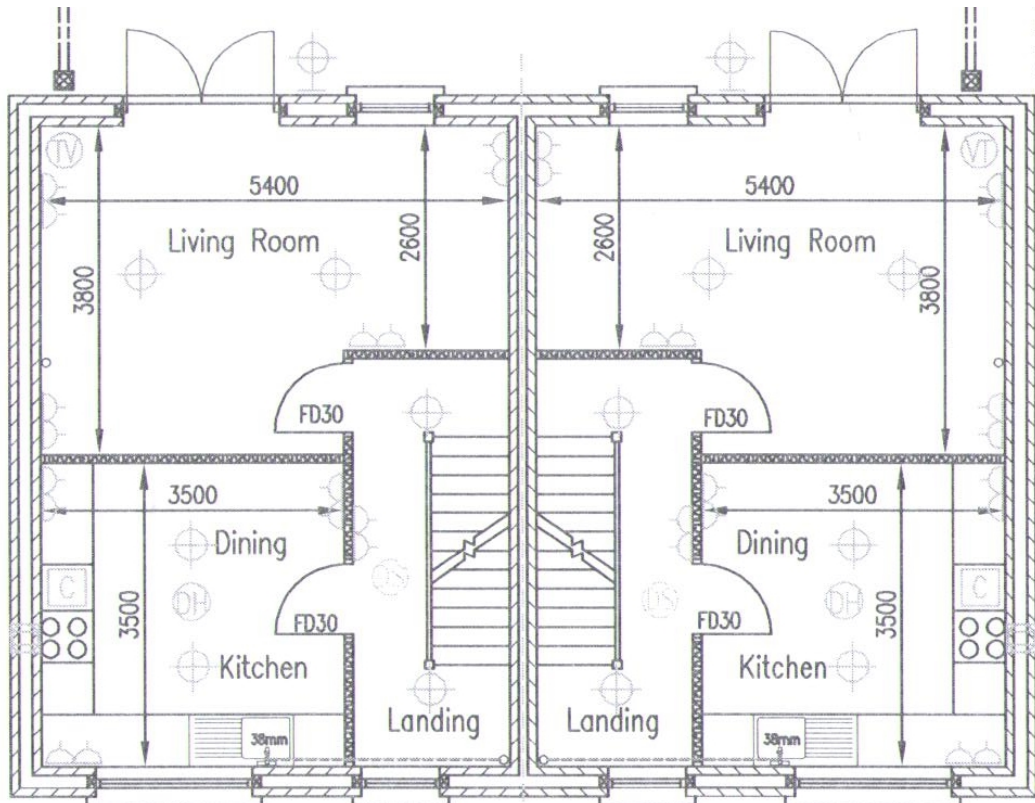
Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)

**21 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.

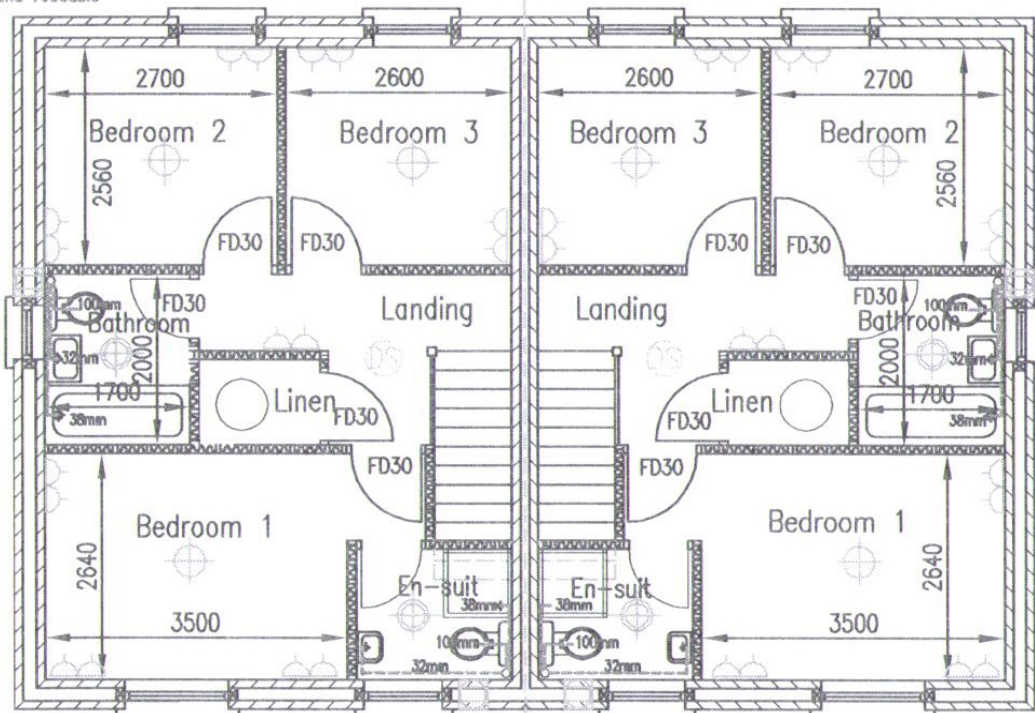






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Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

**SERVICES**

Mains electric, water & drainage. Air source 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**

**£280,000**

Help to Buy Council scheme



