



FOR SALE BY PRIVATE TREATY

Beautifully set in its own large private garden, a well presented spacious detached 4 bedroom, 3 bathrooms family house. Just 3 miles south of Aberystwyth.

**GARTH
LON TY LLWYD
LLANFARIAN
ABERYSTWYTH SY23 4UH**



This unique house has a south facing sunny rear private garden aspect, benefiting from both front & rear vehicular access with extensive parking and large double garage. Internally the room layout is perfect for family modern needs comprising kitchen/breakfast/living area, south facing dining room, large lounge onto garden room with very pleasant aspect. 4 bedrooms 2 with en-suite shower rooms, fitted wardrobes to 3 bedrooms.

Vendor Likes:

Private location
Large sunny garden

Agent Likes:

Spacious rooms
Convenient to Aberystwyth

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

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

Garth, Lon Ty Llwyd, Llanfarian, Aberystwyth, SY23 4UH

HALL



Ceramic tiled floor. Central heating radiator. Staircase rising to first floor. Fitted cloak cupboard.

TOILET

Low flush WC: Pedestal wash hand basin. Fully tiled walls and floor.

LOUNGE



11' 8" x 15' 9" (3.56m x 4.8m)
Attractive stone slate surround fireplace with wood burning stove on slate hearth. Double central heating radiator. Curved cornice. French doors opening into:-

GARDEN ROOM



12' 6" x 12' 6" (3.81m x 3.81m)
Ceramic tiled floor. Vertical central heating radiator. uPVC double-glazed low level windows and pitched glass roof. French doors on to sun patio and garden.

DINING ROOM



12' 10" x 11' (3.91m x 3.35m)

Curved cornice. Central heating radiator. Low level windows overlooking rear garden.

KITCHEN/BREAKFAST ROOM

9' 9" x 22' 10" overall (2.97m x 6.96m)

Ceramic tiled floor.

KITCHEN AREA



9' 9" x 13' 6" (2.97m x 4.11m)

Modern fitted oak effect base and wall units with contrasting granite effect work top. Fitted stainless steel double electric oven with microwave over. Integral dishwasher. Inset 1 1/2 stainless steel sink unit. Integrated washing machine. Integrated freezer. 4 ring ceramic electric hob with stainless steel extractor hood over. Inset ceiling lights. Archway through to:-

BREAKFAST AREA



10' 9" x 9' 6" (3.28m x 2.9m)

Full height uPVC double glazed window and French door onto rear sun patio and garden. Central heating radiator. Inset lighting. Fitted units with integrated fridge, separate freezer. Wine rack.

FIRST FLOOR

LANDING



Central heating radiator. Window to half landing and to main landing.

BEDROOM 2



12' 10" x 11' (3.91m x 3.35m)

Garden aspect. Double bank central heating radiator.

EN-SUITE



Fully tiled walls and floor. Shower cubicle. Wash hand basin. Low flush WC:

BEDROOM 1



10' 9" x 15' 3" (3.28m x 4.65m)

Garden aspect. Fitted wardrobe. Central heating radiator.

EN-SUITE



Corner shower cubicle. Low flush WC: Wash hand basin. Fully tiled walls and floor. Heated chrome towel rail.

FAMILY BATHROOM



7' 9" x 6' 4" (2.36m x 1.93m)

White suite comprising large deep bath with central taps and direct shower over, glass panelled door. Wash hand basin. Low flush WC: Chrome heater towel rail. Fully tiled walls and floor.

BEDROOM 3



11' 9" x 6' 7" (3.58m x 2.01m)
Double central heating radiator. Fitted wardrobe. Garden aspect.

BEDROOM 4

11' 9" x 6' 7" (3.58m x 2.01m)
Double central heating radiator. Fitted wardrobe. Access to loft.

OUTSIDE

Approached down the cul-de-sac with single parking space. Parking and turning area.

LARGE DOUBLE DETACHED GARAGE



25' 9" x 20' (7.85m x 6.1m)
Electric light & power. Two up and over doors (one remote) Toilet having low flush WC: Wash hand basin. Side window and door.



Side path to rear garden. The rear south facing garden has separate splayed vehicular entrance via timber swing gates to additional gravel parking area divided from the lawn garden by mature shrubs & bushes.



Large level lawn with shrub and floral beds. Pathway to Pergola seating area leading to large brick paved sun patio. **TIMBER GARDEN SHED.**



SERVICES

Mains electric, water, drainage & full oil central heating via external boiler. uPVC double-glazing

COUNCIL TAX

Band 'F'

EER

TBA

VIEWING

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

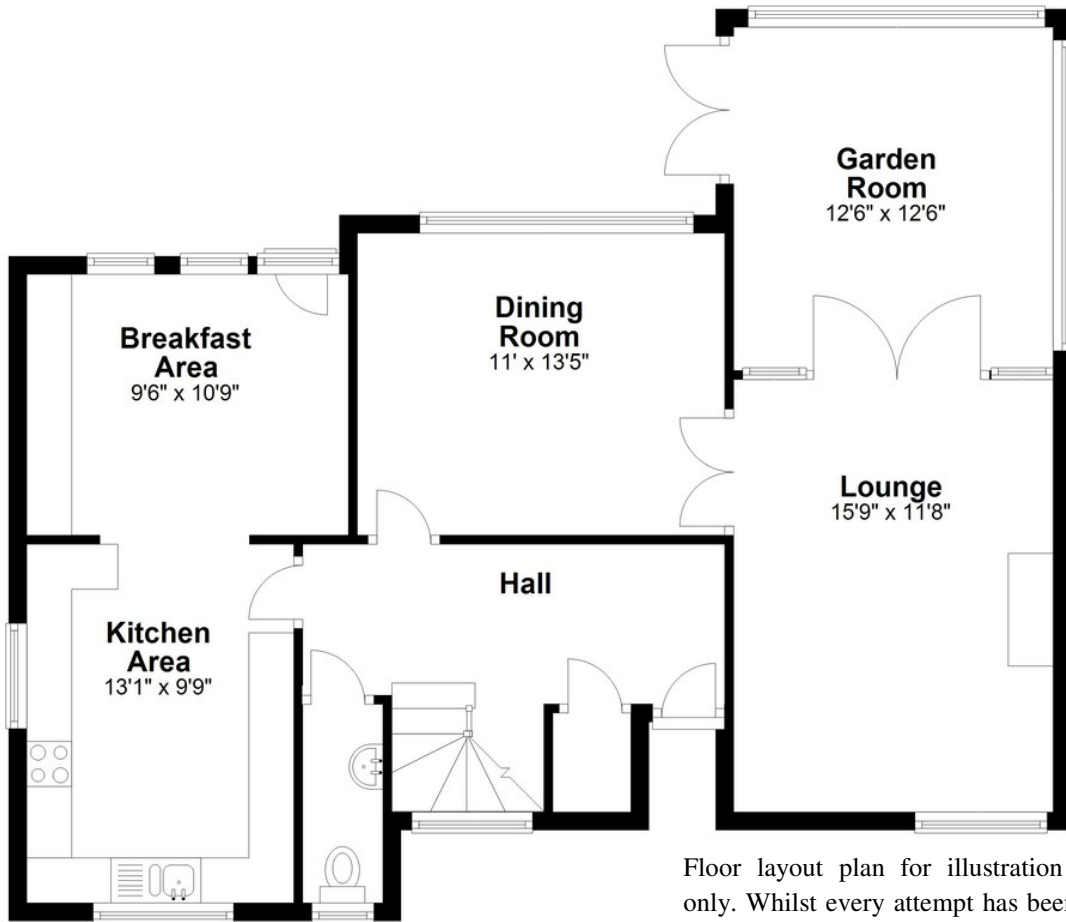
Joint sole agents: Aled Ellis & Co Ltd., 16 Terrace Road, Aberystwyth SY23 1NP (01970) 626160

PRICE:

£435,000



Ground 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.

First Floor

