



FOR SALE BY PRIVATE TREATY

Brand new detached house comprising Lounge: Kitchen/Diner: 3 Bedrooms: Family Bathroom plus En-suite shower room: Having the added benefit of attic trusses. Situated in a large plot on a developing site to a popular village, 7 miles south of Aberystwyth.

**26 DOLYMEILLION
LLANILAR SY34 4AN**



The village has most basic amenities to include public house, primary school and shop

HELP TO BUY SCHEME

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

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

26 Dolymeillion, Llanilar, SY34 4AN

PORCH

HALL

Staircase to first floor

LIVING ROOM

16' x 13' 1" (4.88m x 3.99m)

Patio doors to rear garden

KITCHEN/DINING ROOM

11' 1" x 10' 5" (3.38m x 3.18m)

CLOAKROOM

Low flush WC: Wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

10' 5" x 10' 2" (3.18m x 3.1m)

EN-SUITE

Shower cubicle. Low flush WC:
Washhand basin.

BEDROOM 2

8' 4" x 10' 2" (2.54m x 3.1m)

BEDROOM 3

7' 4" x 10' 2" (2.24m x 3.1m)

BATHROOM

Panelled bath. Low flush WC:
Wash hand basin.

SERVICES

Mains electric, water &
drainage. Electric air source &
under floor heating

COUNCIL TAX

to be assessed

VIEWING

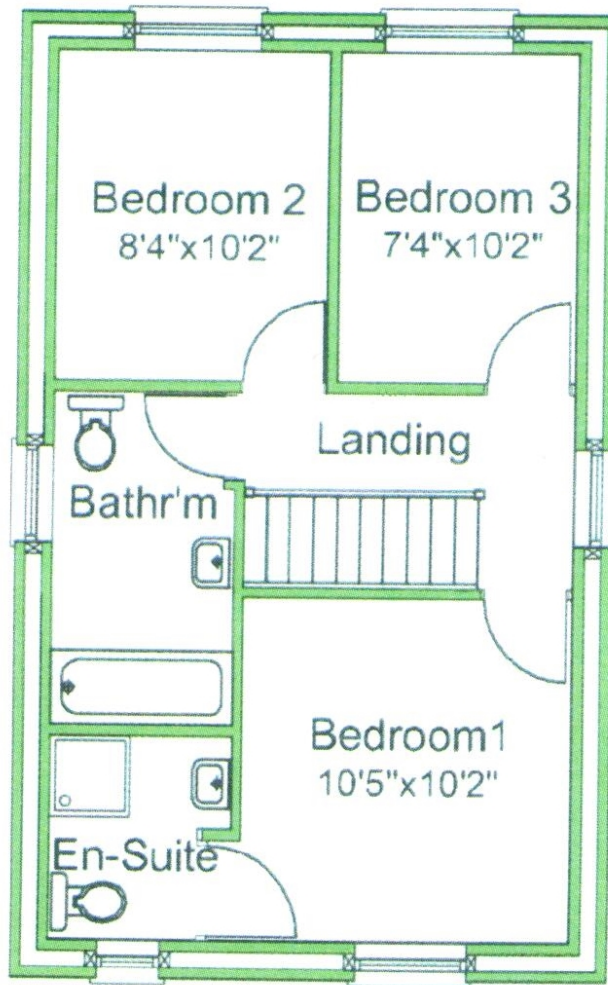
Via agent's office
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£259,000



GROUND FLOOR PLAN



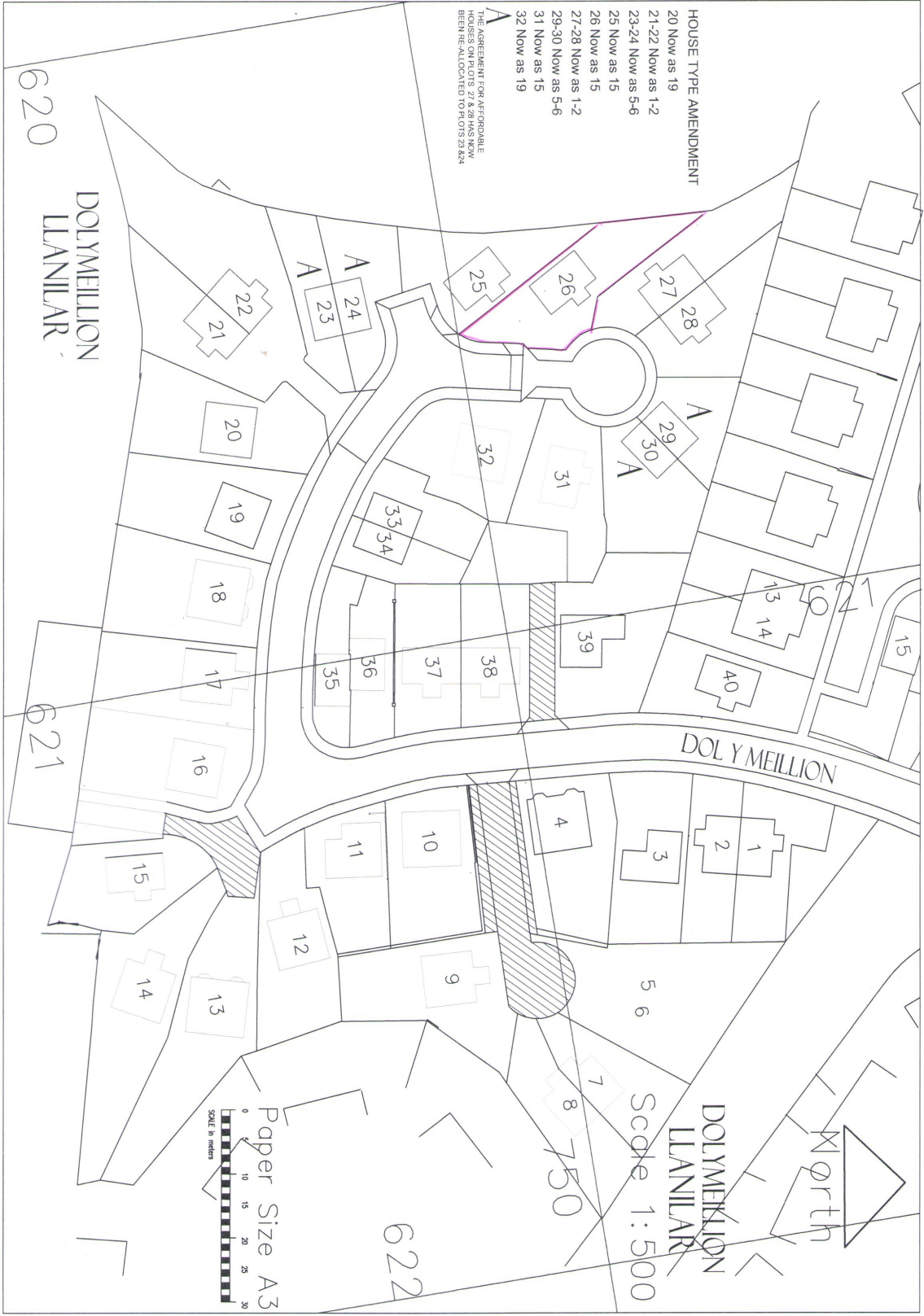
FIRST FLOOR PLAN

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.



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

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



Paper Size A3
 Scale 1:500
 SCALE in meters