



Lleifior, 24 Cwm Aur, Llanilar
Aberystwyth Ceredigion SY23 4NT
Guide price £159,000



Situated on a popular residential estate a 3 bedroomed semi detached house with integral garage.

Cwm Aur is well located on the outskirts of Llanilar the village providing for local amenities of village store, public house, doctors surgery and primary school. The university and market town of Aberystwyth is some 7 miles travelling distance on the coast the town having a good range of both social, leisure and educational facilities.

24 Cwm Aur provides for comfortable family accommodation. Some of the nearby properties have converted the integral garage to provide for further accommodation.

TENURE:

Freehold.

VIEWING:

Strictly by appointment only with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

SERVICES:

Mains electricity, water and drainage.

24 Cwm Aur provides for the following accommodation. All rooms dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

Front entrance door to

RECEPTION HALLWAY

Stairs to first floor accommodation. Access to

LIVING ROOM

10'9 x 21'9 (3.28m x 6.63m)



Window to fore and patio doors to rear. Night storage heater. Door to

KITCHEN

11'3 x 11'8 (3.43m x 3.56m)



Single drainer stainless steel sink unit. Base units incorporating and Ignis electric cooker with 4 ring hob over. Worktops and tiled splashbacks. Eye

level units with extractor fan. Breakfast bar, recess cupboard, laminated floor, night storage heater, plumbing for automatic washing machine, cooker point and door to side and window to rear.

FIRST FLOOR ACCOMMODATION

Landing with doors to

BEDROOM 1

11' x 12'4 (3.35m x 3.76m)



Window to fore, bedroom furniture, night storage heater.

BEDROOM 2

7'8 x 13'5 (2.34m x 4.09m)

Window to fore, fitted wardrobe.

BEDROOM 3

11'1 x 9'9 (3.38m x 2.97m)

Window to rear.

BATHROOM

8'2 x 7'9 (2.49m x 2.36m)



Panelled bath, pedestal wash hand basin, night storage heater. Airing cupboard, obscured window to rear.

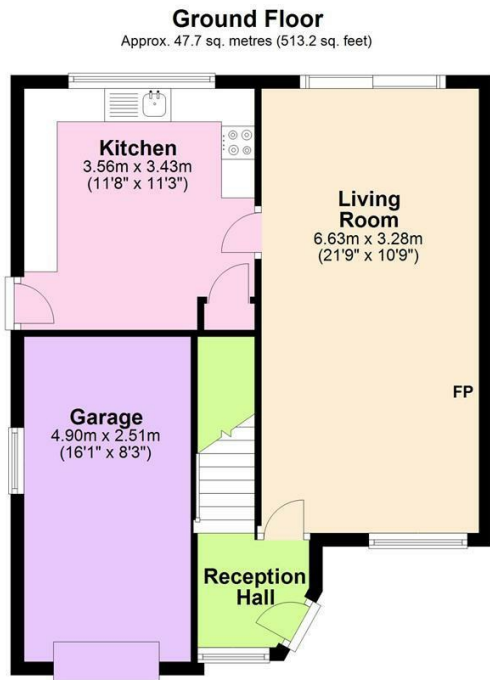
SEPARATE WC

EXTERNALLY

Vehicular hardstanding leading to integral garage suitable for conversion to additional accommodation subject to the necessary consents. Pleasant rear level garden predominately laid to lawn.

DIRECTIONS

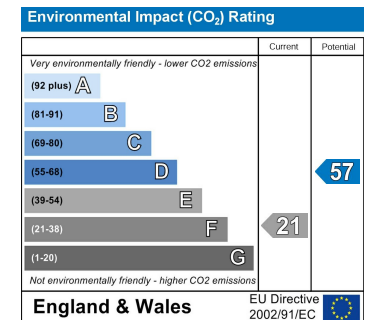
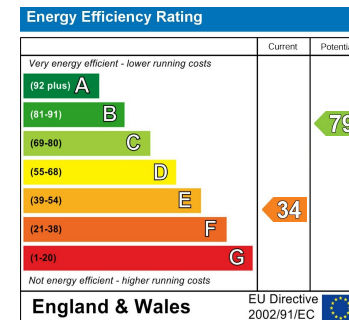
From Aberystwyth take the A487 trunk road south to Llanfarian. Turn left on to the A485 and proceed to Llanilar. Cwm Aur is the first estate on the left hand side. Bear left and then right to this property.



Total area: approx. 93.4 sq. metres (1005.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

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