



FOR SALE BY PRIVATE TREATY

Light very spacious extremely well presented Family House on a large corner garden plot with southerly rural views. Sizeable lounge, dining room & kitchen. 5 bedrooms.

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



Llanfarian is a pleasant semi-rural village just 3 miles south of Aberystwyth which is easily accessible by public transport. The village has a Primary School, Pub and fish & Chip Shop. Branas is situated off a quiet country lane facing a private cul-de-sac of only four other upmarket dwellings.

Vendor Likes:

Size of the rooms
Sunny rear garden
Private decking area
Conservatory

Agent Likes:

Well planned accommodation
Light rooms
Parking for 4 vehicles
Double garage

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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(01970) 617179

Website: www.raw-rees.co.uk

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

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.

ENTRANCE LOBBY

HALL

Double central heating radiator. Staircase rising to upper floors with cupboard under. Coat hanging area.

TOILET

Low flush WC: Wash hand basin: Tiled floor and half tiled wall.

DINING ROOM



10' 10" x 19' 9" (3.3m x 6.02m)

Front picture window. Rear window overlooking garden. Two central heating radiators.

KITCHEN/BREAKFAST ROOM



16' 6" x 10' (5.03m x 3.05m)

Modern fitted base and wall units with white doors and timber work surface. Inset 1 ½ single drainer stainless steel sink unit. 4 ring inset electric ceramic hob with extractor over. High level oven and separate grill. Inset ceiling lighting. Central heating radiator. Breakfast bar. Door to rear garden. Door to garage.

LOUNGE



15' 4" x 19' 4" (4.67m x 5.89m)

Spacious light room with full height windows overlooking garden and decking. Three central heating radiators. Two rear windows.

CONSERVATORY



7' 10" x 11' 6" (2.39m x 3.51m)

uPVC double-glazed French doors opening onto decking. Ceramic tiled floor. Polycarbonate pitched roof with fan and sky light.

FIRST FLOOR

HALF LANDING

STUDY/BEDROOM 5



7' 10" x 9' (2.39m x 2.74m)

Three windows.

MAIN LANDING



Central heating radiator

BEDROOM 1



11' 9" x 15' 9" (3.58m x 4.8m)

Views. 4 windows. Two central heating radiators.

BEDROOM 2



10' 10" x 9' 10" (3.3m x 3m)

Double central heating radiator. Two windows.

BEDROOM 3 (FRONT)



10' 10" x 9' 4" (3.3m x 2.84m)

Fitted wardrobe. Two windows. Central heating radiator.

BATHROOM



White 3-piece suite comprising bath with shower mixer tap and electric shower over. Low flush WC: Pedestal wash hand basin. Heated towel rail. Ceramic tiled floor and 3/4 tiled walls.

UPPER LANDING

Window

BEDROOM 4

8' x 9' (2.44m x 2.74m)

3 windows. Fitted wardrobe.

OUTSIDE

Fore parking area. Front lawn area.

Apron path to side very spacious gently sloping lawn garden with apple & pear trees. Twin timber gate onto Lon Ty Llwyd, paved path down to water feature area. Sheltered sun decking area. Timber Shed.

Two separate parking hard standings adjacent to Lon Ty Llwyd



DOUBLE GARAGE



16' 4" x 16' 6" (4.98m x 5.03m)

Oil fired central heating boiler. Window.
Up & Over door. Cold water tap.

SERVICES

Mains electric, water & drainage. Full oil central heating and uPVC double-glazing.

COUNCIL TAX:

Band 'F'

VIEWING

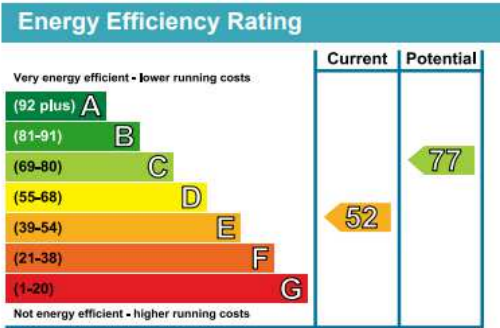
Via agent's Office:-
Jim Raw-Rees & Co
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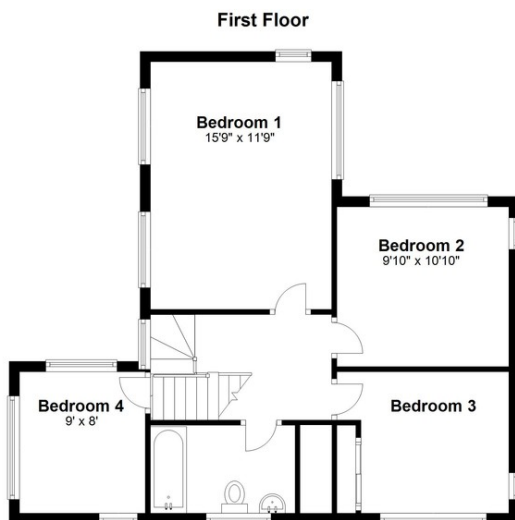
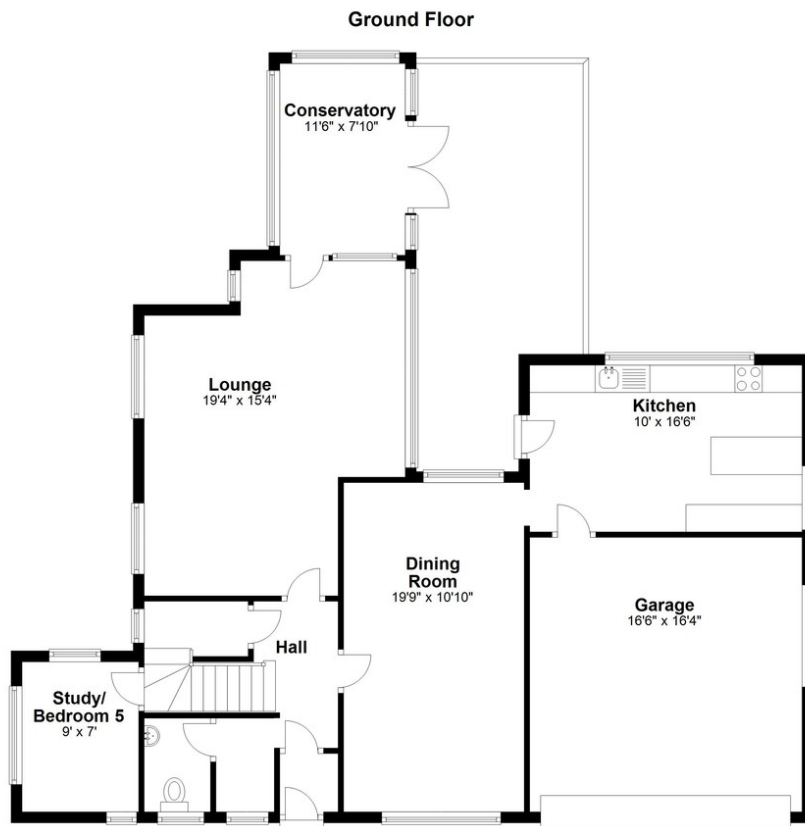
PRICE:

£337,500

DIRECTIONS

From Aberystwyth take the A495 south for 3 miles to the village of Llanfarian, as one goes down the hill take the first turning on the left, go up the hill for 50m then turn left on Lon Ty Llwyd. The house is then on the left after 75m. Take the left down the private cul-de-sac and park outside the house.





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.