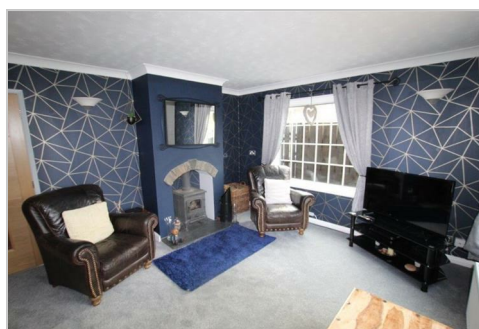


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Dolau Pentre Llyn, Llanilar, Aberystwyth, Cardiganshire, SY23 4NS

Asking Price £349,000

A deceptively spacious detached 4 bedroom, 2 bathroom house with attractive yet easy to maintain gardens and grounds having extensive paved driveway and patio areas with attractive outlook over open fields to the rear. Located in the popular village of Llanilar with primary school, shop and public house only some 5 miles from the university and market town of Aberystwyth.

Description



An attractive property with the benefit of oil fired central heating, Upvc double glazing this 4 bedroom property has an integral garage which could be converted to provide further accommodation (subject to STP) and offers recently refurbished accommodation for which viewing is highly recommended. The property is of modern timber frame construction with outer elevations in exposed brick work having a good sized rear conservatory with an attractive outlook over the garden and fields/woodland beyond. The accommodation provides more particularly the following;

Front Entrance Door

To

Hallway

Radiator, stairs to First Floor

Shower Room Off

Having corner shower cubicle, pedestal wash hand basin, toilet and tiled walls.

Front Living room

16'6 x 12'6 (5.03m x 3.81m)



With attractive feature fire place with wood burning stove inset, double aspect windows to front and side.

Kitchen / Dining Room

27'6 x 8'10 (8.38m x 2.69m)



An attractive room with space for the whole family with an extensive range of modern fitted kitchen units at wall and base level incorporating fitted eye level double oven, 4 ring ceramic hob, single drainer sink unit, integrated dishwasher, integrated fridge, rear window, breakfast bar and display cupboards.

Rear Conservatory

11' x 13' (3.35m x 3.96m)

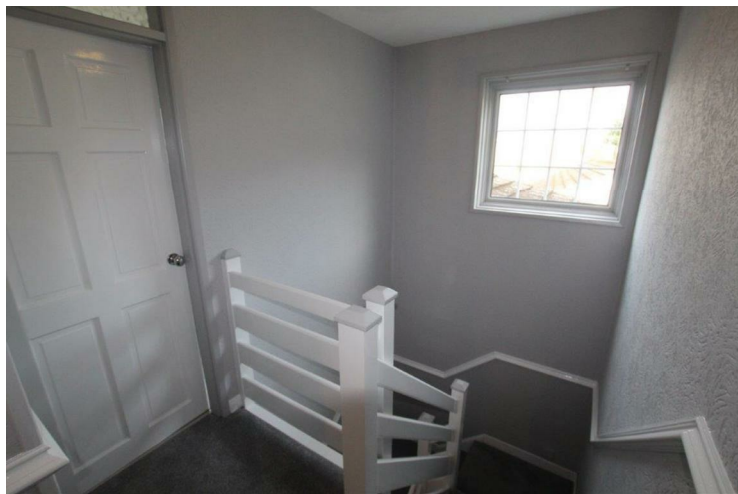


An attractive room with sliding patio doors to over looking rear garden.

Utility Room

Access to garage, rear entrance door.

First Floor Landing



Bedroom 2

12'9 x 8' (3.89m x 2.44m)



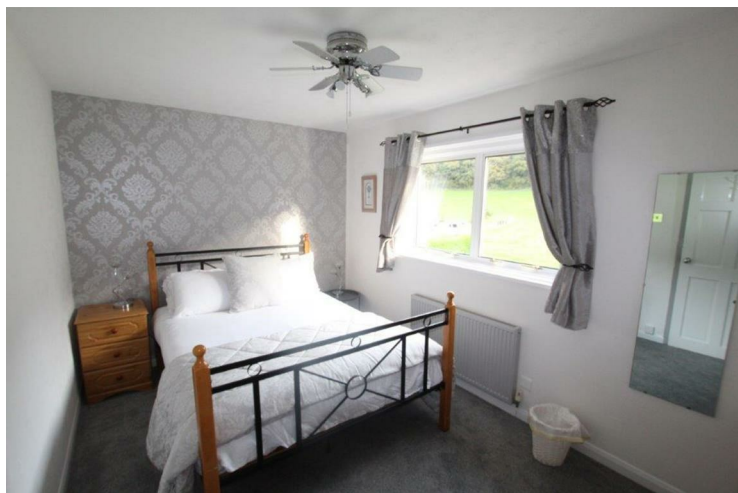
Family Bathroom



Comprising a period style bathroom suite with traditional style bath having shower attachment, wash hand basin, toilet, extractor fan, heated towel rail.

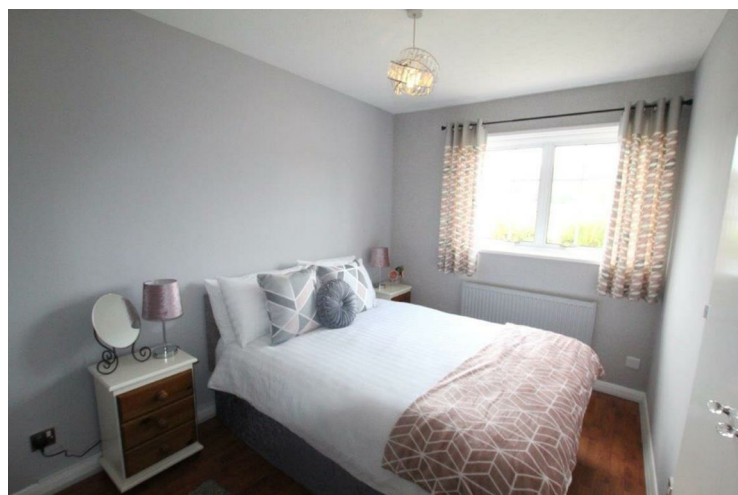
Bedroom 1

13'4 x 8'10 (4.06m x 2.69m)



Bedroom 3

12' x 9' (3.66m x 2.74m)



Built-in double wardrobe.

Bedroom 4

8' x 6'7 (2.44m x 2.01m)



Telephone point, built-in wardrobe

Externally

The property is approached by an attractive brick paved driveway via a gated entrance leading to

Integral Garage

18' 9" (5.49m 2.74m)



Front up and over door, inspection pit, power and lighting. It is our opinion this could be converted into further accommodation subject to obtaining any necessary consent.

Grounds



Lawn front garden with flower and shrub borders, attractive rear gardens with extensive paved patio areas at different levels, lawn garden having an attractive outlook over open fields and woodland beyond. External garden store, block built workshop. The whole being well present and easy to maintain.

Rear Patio



Services

We are informed that the property benefits from connected to mains water, mains electricity, mains drainage. Oil fired central heating.

Note

Under the estate agents act 1979 we are required to inform any interested parties that a member of staff of Evans Brothers is a connected person to the vendors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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