



**3 Y Gorlan, Llanilar**  
**Aberystwyth Ceredigion SY23 4AH**  
**Guide price £185,000**





Enjoying a slightly elevated location on a modern residential estate in the heart of the village, a semi detached 3 bedroomed house with pleasant outlook and garden.

The village of Llanilar is situated some 7 miles or so from the university and market town of Aberystwyth, the village providing for local amenities to include places of worship, primary school and health centre. There is a regular bus service from the village to Aberystwyth, the town having a good range of both social, leisure and educational facilities to cater for the large local and student populations.

3 Y Gorlan is well presented throughout being double glazed and benefiting from oil fired central heating. In addition to the front lawn garden and vehicular hardstanding there is also a pleasant garden to the rear.

### TENURE

Freehold.

### SERVICES

All mains services.

### VIEWING

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

3 Y Gorlan provides for the following accommodation. All images have been taken with a wide angle lens digital camera.

### GROUND FLOOR

#### FRONT ENTRANCE DOOR TO

Porch with door to kitchen/dining room and door to

#### DOWNSTAIRS WC

with wash hand basin, shelf, plumbing for automatic washing machine and obscured window to fore.

#### KITCHEN/DINING ROOM

15'7 x 9'5 (4.75m x 2.87m )



Comprising of a single drainer stainless steel sink unit the mixer tap. Range of base units incorporating a Select 610 electric cooker with four ring hob over. Integrated fridge and freezer. Appliance spaces with plumbing for dishwasher. Worcester free standing oil fired central heating boiler. Worktops with tiled splashbacks. Eye level units with extractor fan. Window to fore with pleasant outlook over village and beyond.

#### LIVING ROOM

15'7 x 16'2 (4.75m x 4.93m)



Window and French door to rear, radiator, stairs to first floor accommodation.



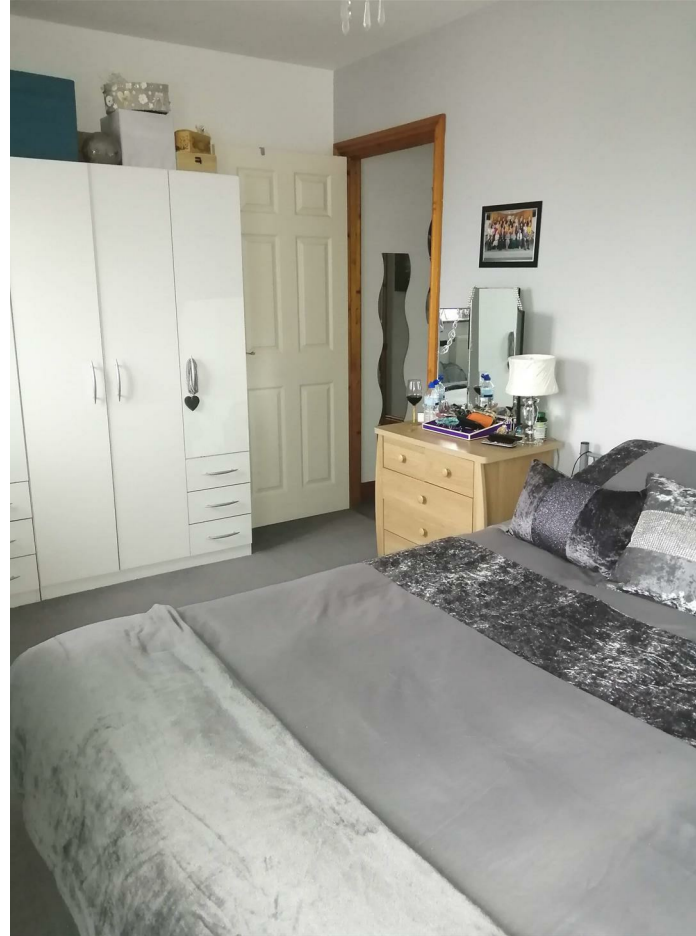


### FIRST FLOOR ACCOMMODATION

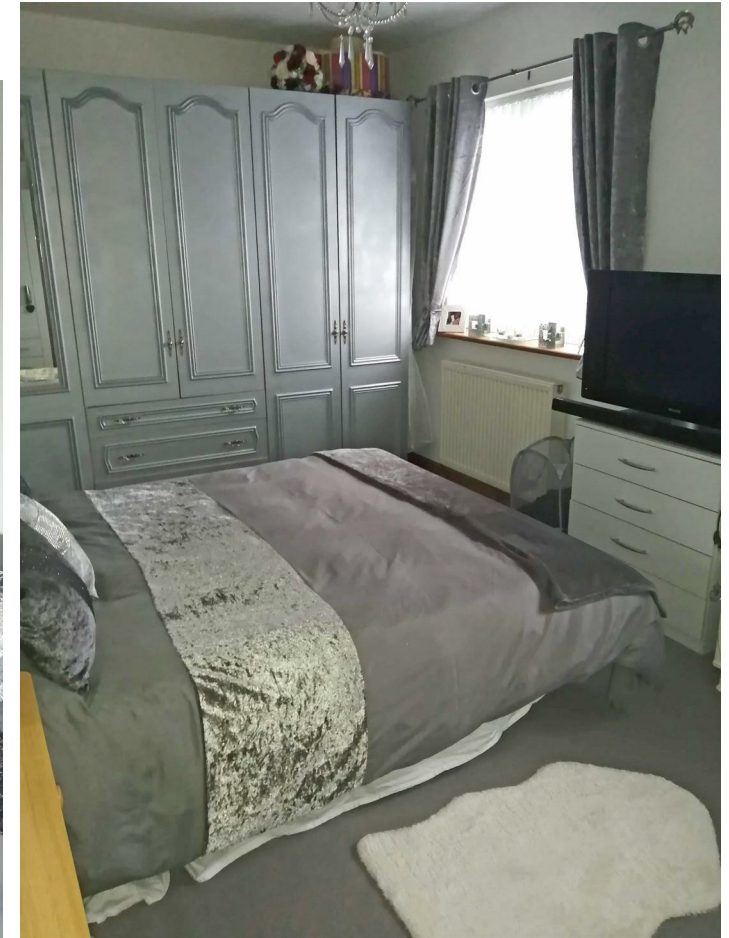
Landing with radiator and access to roof space.  
Door to

### BEDROOM 1

9'5 x 17' (2.87m x 5.18m)



Radiator, two windows to fore with fine outlook  
over village and beyond.



### BEDROOM 2

10' x 6'6  
Window to rear, radiator.



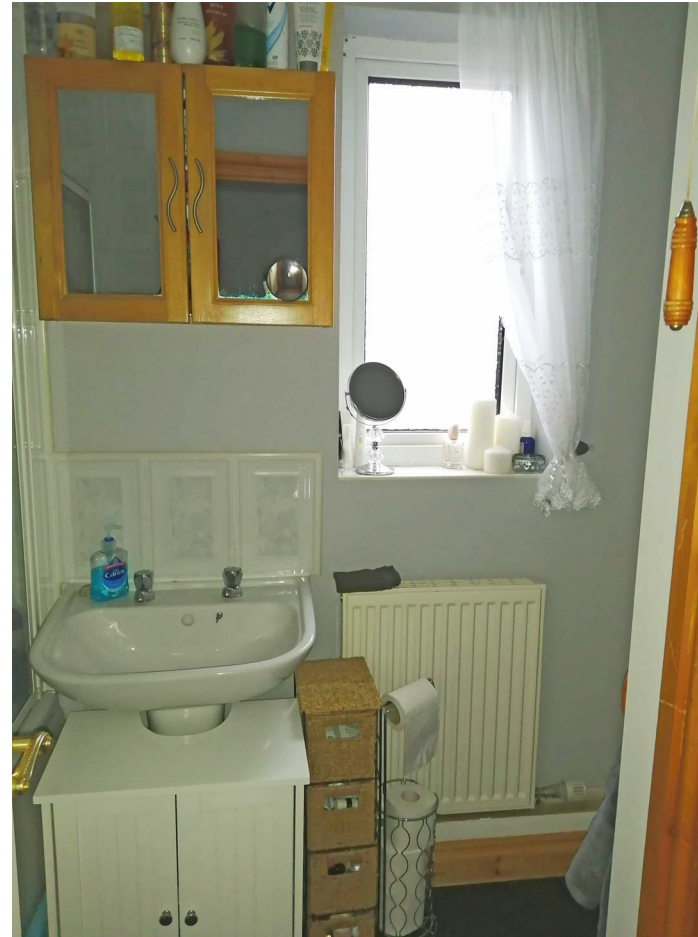
### BEDROOM 3

7'7 x 9'8 (2.31m x 2.95m)



Window to rear, radiator.

### BATHROOM



Comprising wc, wash hand basin and bath. Aqua shower and screen. Obscured window to side, radiator. Airing cupboard.

### EXTERNALLY

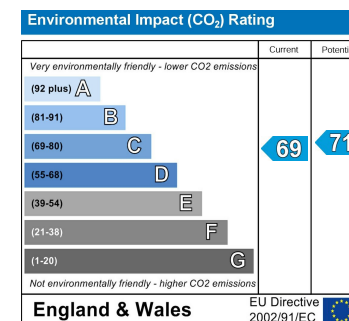
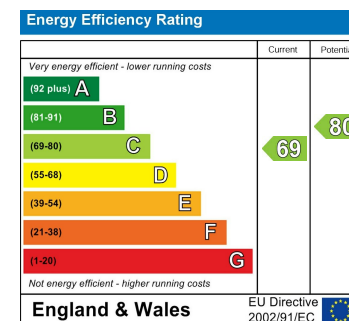


Front lawned garden with vehicular hardstanding. Side pedestrian path leading to the pleasant rear garden which is predominately laid to lawn.

## DIRECTIONS



From Aberystwyth take the A487 coastal trunk road south to Llanfarian before turning left on the A487 Tregaron road and proceed through Pentrellyn before turning right to Y Gorlan and No 3 Y Gorlan is the third property on the right.



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