



## Llanilar

£172,000



### Ceredigion

If you are looking for a property to move straight into, with modern features, garden, parking and with and a fantastic studio/workshop/shed thrown in too, this one is for you. Meeting the expectations of a modern home, well insulated with double glazing this property would be perfect for a first home or a home for investors. Those interested in investing, rental income and documents are available on request.

- GORGEOUS TWO BEDROOM HOUSE
- MODERN INTERIORS & READY TO MOVE STRAIGHT INTO
- PERFECT FOR FIRST TIME BUYERS OR INVESTMENT
- GARDEN & PATIO AREA
- FANTASTIC MODERN OFFICE/WORKSHOP
- VILLAGE LOCATION WITH BUS ROUTE
- PARKING FOR 3+ CARS

Cambrian Chambers  
Terrace Road  
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Ceredigion  
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Call 01970 636000 to arrange a viewing

## 10 Y GORLAN

Situated in the village of Llanilar, on a regular bus route with fantastic school. Number 10 sits on an elevated position, take in the countryside views from every aspect. Conveniently and centrally located, only ten minutes to Aberystwyth town centre. Book your viewings now.

### PROPERTY COMPRISES

Unless expressly stated, all rooms have power points, UPVC double glazing and is heated via electric storage heating. All main services are connected and the property is ready to move straight into. Council tax band "C". Mains drainage, telephone subject to BT. We are informed the property is of Freehold Tenure and will be vacant on completion.

### ENTRANCE HALL

Communicating door to kitchen and utility room.

### UTILITY ROOM

Formerly a ground floor WC. The current owners have transformed this room into a utility room with plumbing and space for automatic washing machine and tumble dryer. Laminate flooring, privacy window to front. Perfect place to store shoes and hang coats.

### KITCHEN

14' 9" x 7' 10" (4.50m x 2.39m) The kitchen area is fitted with tiled flooring, tiled splash backs and a range of contemporary wall and floor units with work surfaces over. Stainless steel sink with drainer unit. Belling free standing cooker with extractor hood over. In terms of fixtures and fittings, there is space available for a

freestanding fridge freezer and plumbing for a dishwasher. Large window overlooking the front of the property with countryside views. Door to lounge.

### LIVING ROOM

15' 1" x 14' 7" (4.62m x 4.47m) Light and spacious, with a feature painted wall and fully carpeted, this area altogether is a particularly wonderful cozy space. Benefiting from French doors which lead onto a patio area. Stairs up to first floor. Window overlooking the side and rear. Television and telephone points.

### FIRST FLOOR

Stairs rise to first floor via timber staircase from the Living Room. Communicating doors to bedrooms and bathrooms. Loft hatch.

### BEDROOM ONE

14' 7" x 7' 10" (4.47m x 2.39m) Double bedroom neutrally decorated and fully carpeted. Two large windows to the front of the property with far reaching country views. Television and telephone points. Built in storage.

### BEDROOM TWO

9' 6" x 8' 5" (2.90m x 2.59m) Another double bedroom, neutrally decorated and fully carpeted. Views to the rear and overlooking the garden.

### BATHROOM

11' 8" x 4' 11" (3.58m x 1.50m) Suite comprising panelled bathtub with electric power shower over, low level flush WC, wash hand basin and extractor fan. Built in storage cupboard, perfect to store your towels. Privacy window to rear.





### OUTSIDE OF PROPERTY

To the rear of the property, you have the landscaped garden that open onto country fields. The current owners have recently had the garden turfed. Garden area is low maintenance with a range of flower beds and shrubbery borders. Private and secure with patio area perfect for alfresco dining. To the front a tarmacadamed driveway that lies to the side of the property providing parking for up to two or more cars.

### OFFICE / STUDIO / WORKSHOP

19' 8" x 8' 2" (6.0m x 2.5m) Fantastic home office that suits a variety of needs. Currently split into two compartments, first which being a workshop / man cave and the second being an office. A hidden gem and the perfect man cave of timber construction, fully insulated and provides electric wall heaters.







### IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2021** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

### VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

### COPYRIGHT

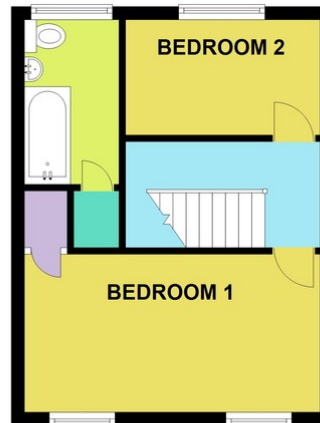
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**GROUND FLOOR**



**FIRST FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

**Local Authority**

Ceredigion County Council

**Council Tax Band**

C

**Energy Efficiency Rating**

68

**Viewing Arrangements**

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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**Opening Hours**

Monday - Friday: 9am -6pm  
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**Contact Us**

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