



16 Terrace Road  
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**Cartref Pentre Llyn, Llanilar  
Aberystwyth Ceredigion SY23 4NS**

**Guide price £179,000**

A well presented three bedroomed terraced traditional property in a popular village. (EER 57)

## Cartref Pentre Llyn, Llanilar, Aberystwyth, Ceredigion, SY23 4NS

A well presented three bedroomed terraced traditional property in a popular village.

Cartref is situated at Pentrellyn, Llanilar within walking distance of local amenities which are on offer which include a primary school, doctor's surgery, garage and village store. There is a regular bus service to Aberystwyth which is some 7 miles travelling distance to the north. Aberystwyth has a good range of both local and national retailers. Major employers situated at Aberystwyth include the University, National Library of Wales and Bronglais Hospital.

Cartref provides for commodious three bedroomed accommodation and is heated by means of multi fuel central heating. The windows are double glazed. There is a small rear garden with pedestrian path to Talar Deg. There is parking for one vehicular in front of the property.

### TENURE

Freehold.

### SERVICES

Mains electricity, water and drainage.

### VIEWING:

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

Cartref 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

Slate floor, meter cupboard and radiator. Door to

#### SPACIOUS LIVING ROOM

20'7 x 14'3 (6.27m x 4.34m)



Window to fore. Fireplace with Villager multi fuel range on slate hearth which runs central heating and heats the domestic hot water. Stairs to first floor. Laminated oak effect floor, under stairs storage cupboard.



### KITCHEN/DINING ROOM

15'2 x 13' (4.62m x 3.96m)



Enamel sink with single drainer and mixer tap. Range of bespoke solid beech units with appliance space below. Eye level units with extractor fan. Plumbing for automatic washing machine and dishwasher. Tiled floor. Cooker point. Radiator. Stable door and window to rear.





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### FIRST FLOOR

#### BEDROOM 1

11'7 x 14'8 (3.53m x 4.47m)



Windows to fore, radiator. Access to roof space.

#### BATHROOM

8'9 x 8'8 (2.67m x 2.64m)



Bath with heatstore shower and screen over. Low level flush wc. Pedestal wash hand basin. Airing cupboard with immersion heater. Exposed wooden floor, ceiling lights, radiator.

#### BEDROOM 2

9'8 x 6'8 (2.95m x 2.03m )



Slimline heater, laminated floor, window to rear.

#### BEDROOM 3

7'8 x 13'2 ( 2.34m x 4.01m)



Radiator, window to rear, laminated floor.

### EXTERNALLY



Small rear garden with useful garden/storage shed. Rear pedestrian access to Talar Deg. Parking to fore for one vehicle.

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DIRECTIONS

From Aberystwyth take the A487 trunk road south to Llanfarian. Turn left on the A485 Tregaron road and proceed to Llanilar. Upon entering the village Cartref forms part of a small terrace of similar properties on the left hand side. The property is denoted by a For Sale board.

