



3 Bedroom Detached House
15 Dol Y Meillion, Llanilar
Aberystwyth, Ceredigion. SY23 4AN

ASKING PRICE: £269,950
www.iestynleyshon.com



15 Dol Y Meillion, Llanilar, Aberystwyth, Ceredigion. SY23 4AN

This comfortable house is situated on a new development made up of similar properties close to the centre of the village. The popular commuter village of Llanilar offers everyday amenities with public transport to the neighbouring town of Aberystwyth which lies some 6 miles distance and offers excellent social educational and shopping facilities with public transport to all parts. The village lies on the Ystwyth bike trail which connects between Aberystwyth to Tregaron. The property was built in 2022 under a builders warranty of traditional cavity wall construction. The external walls are rough-cast rendered. The main walls support a pitched roof laid with tiles. Windows are of Upvc double glazed inserts. The accommodation is well presented with modern neutral tones.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Enclosed Entrance Porch

Ideal cloaks and boot room. Door to:

Hallway

With stairs to first floor. Doors to:

Lounge 4.88m x 3.96m

With patio door to outside rear. Feature fireplace with electric optic glow fire. Four twin power points. Six down lights. BT point with full fibre to the house.

Kitchen/Breakfast Room 3.36m x 3.16m

With window to front range of modern fitted units comprise of four base cupboards, integral dish washer, worktop above incorporating single drainer sink, four ring ceramic hob. Built in oven. Five wall cupboards. Six twin power points. Cooker control with power point. Understairs storage cupboard. Airing cupboard housing factory lagged hot water cylinder with pressure vessels.

Toilet

With low flush WC wash hand basin. Window to side adding natural light.

First Floor

Approached by easy rise stair case to central landing with window to side adding natural light and views of the adjoining farm land/woodlands. Twin power point. Doors to

Main Bedroom 3.43 m x 3.14m

With window to front. Three twin power points. panel radiator. and door to:

En Suite

With window to front. Shower cubicle, Low flush WC. Wash hand basin. Extractor fan. Panel radiator.

Rear Bedroom 3.20m x 2.22m

With window to rear. Panel radiator. Three twin power points.

Other Rear Bedroom 3.07m x 2.55m

With window to rear. Panel radiator. Three twin power points.

Family Bathroom

With window to side. White suite comprise of Panel bath, Vanity wash hand basin. Low flush WC. Chromium towel radiator.

Outside

To front. Open plan tarmac parking area for three cars. Pedestrian access to both sides leading to rear garden mainly laid to lawn. Timber built insulated garden store room ideal home office.

Services

Mains electric, Water and drainage. Full fibre to the house. Council tax Band"?"

General

This is an excellent opportunity of purchasing a detached modern house in excellent condition ideal for couples and families. For further details apply to Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			98
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

