



3 Bedroom Detached House
Meiros, Llanilar
Aberystwyth, Ceredigion. SY23 4NR

ASKING PRICE: £365,000
www.iestynleyshon.com



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The property is situated in the popular commuter village of Llanilar which offers everyday amenities to include a village shop, Primary School, Place of Worship and garage. The University town and seaside resort of Aberystwyth lies some 6 miles distance and offers excellent social educational and shopping facilities with public transport to all parts. The village lies close to the popular Ystwyth cycle path that goes from Aberystwyth to Tregaron and offers excellent amenities with supers views along the Ystwyth River and Valley. The property was built inc1960s of traditional cavity wall construction with mainly a rendered external elevations. The main walls support a pitched roof laid with concrete slate. Windows are of replacement double glazed type. The accommodation has been decorated to modern tone and offers a pleasant family home.

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.

GROUND FLOOR

Recess Porch

Composite front entrance door leading to

Hall

With stairs to first floor, panel radiator, laminate floor covering, power point and door to

Lounge 5.00m x 4.28m

With box window to front, solid fuel stove fire, 5 twin power points, 2 wall lights and door to

Sitting Room 3.58m x 3.30m

With window to rear, 3 twin power points, double panel radiator, door to

Dining Room 3.53m x 3.34m

With window to rear, 3 twin power points, high level single power point and TV point, double pane radiator, laminate floor covering, under stairs storage and door returning to hallway and door to:

Kitchen 6.00m x 3.90m

With range of white fronted modern fitted units comprise of 6 double pan drawers, 6 drawer cupboards, 2 corner cupboards, ladder cupboards, 5 base cupboards, integral dish washer, 6 wall cupboards, worktops above incorporating 5 ring ceramic hob, sink, double panel radiator, 7 twin power points, cooker control with power point, double mid mounted electric oven, extractor hood, glazed door to outside, windows to rear with distant views of the Ystwyth valley , door to

Integral Garage 5.28m x 3.06m

With door to front, inspection pit.

FIRST FLOOR

Approached by easy rise staircase to

Landing

With window to side, door to

Bathroom

With low flush WC, panel bath with electric shower unit above, shower cubicle, pedestal wash hand basin.

Rear Bedroom 3.75m x 3.37m

Window to rear, 3 twin power point, tv point, panel radiator, built in double wardrobe, linen cupboard.

Main Bedroom 4.12m x 3.90m

Window to front, 4 twin power point, tv point, panel radiator.

Front Bedroom 3.00m x 2.95m

Window to front, 4 twin power points, double panel radiator, built in wardrobe.

Outside

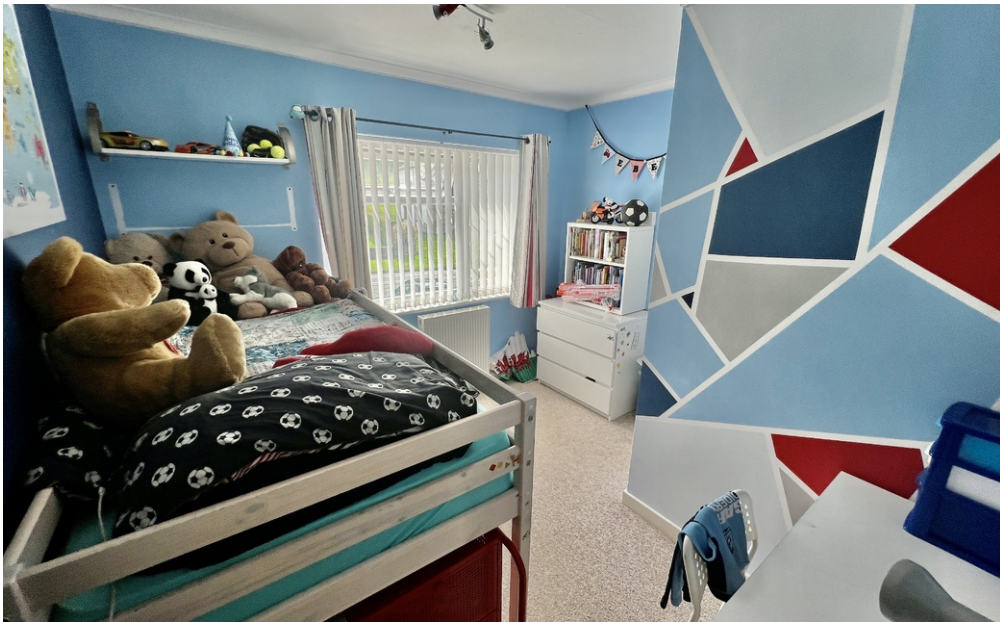
To front, vehicular driveway leading to garage, hard standing ideal parking area. To rear, timber decked seating area, lower ground floor workshop (6m x 3.9m) housing free-standing Grant oil fired boiler, album hot water cylinder. Outside there is a PVC oil tank, lawn garden extending to the side.

Services

Mains electric, water and drainage, oil fired central heating system, council tax band

General

The property is ideal for families. For further information please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	47	
(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 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.

1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their quality or efficiency. See the green.
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