



2 Bedroom Terraced House  
15 Talar Deg Llanilar  
Aberystwyth, SY23 4NL

ASKING PRICE: £187,500  
[www.iestynleyshon.com](http://www.iestynleyshon.com)





## 15 Talar Deg, Llanilar, Aberystwyth, Ceredigion. SY23 4NL

Llanilar is set in the Ystwyth Valley, renowned for its natural beauty offering a number of picturesque beauty spots in the vicinity. The village of Llanilar provides a comprehensive range of services to include Post Office/General Stores, Doctors Surgery, Places of Worship, Primary School, Garage/Filling Station and Public House. Llanilar is reached by car or bus service along the A845. The University Town and Seaside Resort of Aberystwyth is within 5 miles and offers excellent social, educational and shopping facilities with public transport to all parts. To approach the property, proceed through the 'Cwm Aur Estate' in the village, Talar Deg being the last phase of this development providing modern residences of varying designs with no through traffic. The property is built of cavity wall construction, the inner skin of timber frame and the external elevation of attractive mellow brown facing brick under a concrete interlocking tiled pitched roof. The timber framed construction with triple glazed windows combine to achieve a heat efficient property of low maintenance design.

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

Half glazed front entrance door leading to

### Hall

With electric meters and consumer units, stairs to first floor, single power point and door to

### Lounge 4.21m x 3.68m

Window to front, 3 twin power point, TV point, single power point, coat and textured ceiling, archway leading to

### Kitchen/Dining Room 4.65m x 2.91m

Half panel glazed door to outside rear, night storage heater, range of fitted units comprised of 4 base cupboards, 3 drawer cupboards, ladder unit housing mid mounted Candy electric oven, 4 wall cupboards, worktops above incorporating single drainer stainless steel sink, twin power point, cooker control with power point and BT point.

## FIRST FLOOR

Approached by easy rise staircase to

### Central Landing

With access hatch to loft space and door to

### Bathroom

Modern suite comprised of low flush wc, vanity wash hand basin, panel bath with electric shower unit above, fully tiled walls.

### Rear Bedroom 3.32m x 2.58m

Window to rear, 2 single power points, twin power points, built in double wardrobes.

### Airing cupboard

Housing factory lagged copper hot water cylinder with electric immersion heater, fitted linen shelves.

### Main Bedroom 3.66m x 2.89m

Box bay window to front, twin power point, 2 single power points, BT point, built in double wardrobe and other storage cupboard.

### Outside

To front, open forecourt garden with pedestrian access to rear garden which is laid with loose gravel and paved patio area.

### Services

Mains electric, water and drainage. Partial central heating by way of night storage heaters.

### General

This is an excellent opportunity of purchasing a low maintenance design house offering good sized rooms. Ideal for first time buyers or couples of all age groups. For further information contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.



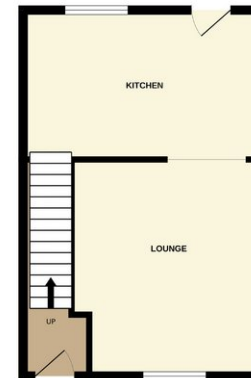


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		47	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

GROUND FLOOR

1ST FLOOR



We've every attempt has been made to ensure the accuracy of the Energy Performance Certificate, measurements of doors, windows, rooms and any other items are appropriate and of responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over its term.  
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