Royal Oak , Llanafan
Aberystwyth Ceredigion SY23 4AX
Guide price £245,000

ALED ELLIS

For Sale by Private Treaty

Towards the upper reaches of the Ystwyth valley abutting the B4340 road near Llanafan a traditional detached 2 Bedroomed house with large garden.

Royal Oak was historically a pair of semi detached cottages which now provides for commodious 2 Bedroomed accommodation as highlighted on the attached floor plan. There is off road parking to the side of the property and the large garden is well worthy of inspection.

The university and market town of Aberystwyth is some 10 miles travelling distance on the coast the town having a good range of social leisure and education facilities to cater for the large local and student population.

TENURE
Freehold

COUNCIL TAX
Band E

SERVICES
Oil fired central heating, mains water, private drainage. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

The Royal Oak provides for the following accommodation. All dimensions are approximate.

GROUND FLOOR

ENTRANCE DOOR TO

REAR PORCH
4'1 x 8 (1.24m x 2.44m)
Quarry tiled floor, Stable door to

KITCHEN / DINING ROOM
13'3 x 13'4 (4.04m x 4.06m)

Comprising of single drainer sink unit with mixer tap. Base and eye level units, cooker point, stainless steel extractor hood, radiator, quarry tiled floor, window to side.

LIVING ROOM
16'3 x 13'5 (4.95m x 4.09m)

Windows to fore, feature fireplace, radiator. Door to

FIRST FLOOR

LANDING

Access to roof space. Doors to

BEDROOM 1
13'5 x 10'7 (4.09m x 3.23m)

Window to fore, radiator.

BATHROOM
6'5 x 10'1 (1.96m x 3.07m)

Comprising of LLF WC, Large shower cubicle, wash handbasin, radiator. Obscured window to fore.

DOUBLE BEDROOM 2
10'5 x 13'8 (3.18m x 4.17m)

Window to fore and radiator.

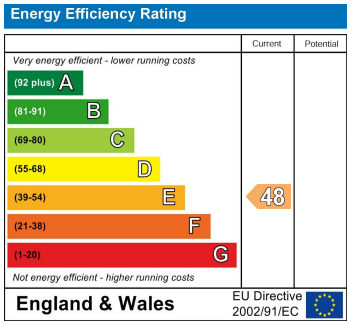
EXTERNALLY

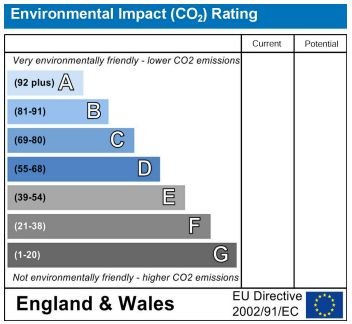
Restricted vehicular access (possible to widen) to vehicular hardstanding.
Garage and attached storage sheds 30 x 8 Max
Garden shed
Free standing oil-fired central heating boiler.
Large orchard well stocked with fruit trees.

DIRECTIONS

What 3 Words// loosens.tastier.drifter.

From Aberystwyth take the A487 South to Penparcau. Branch left on to the A4120 Devils Bridge road and IMMEDIATELY Right on to the B4340 Pontrhydfendigaid road. Proceed through New Cross and Abermagwr. Ignore the turning left to Llanafan and the Royal Oak is denoted by a for sale board on the right hand side after about ½ a mile.





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