



Dihewyd , Llanilar
Aberystwyth Ceredigion SY23 4NZ
Guide price £395,000



For Sale By Private Treaty

In the heart of a popular residential village, a wonderfully presented 4 bedroomed detached family home with garage and beautiful rear garden with country views.

The village of Llanilar provides for local amenities such as village store, doctors surgery and primary school. The university and market town of Aberystwyth is some 7 miles travelling distance on the coast, the town having a good range of both social, leisure and educational facilities. There is a cycle path from the bottom of the village through to Aberystwyth town as well as a regular bus service.

Dihewyd has been a well maintained and loved home for many years and is well worthy of inspection. The layout of the property flows well with multiple living areas, a kitchen, home office and downstairs wc. On the first floor, there is 4 good sized bedrooms and main showerroom.

TENURE

Freehold

COUNCIL TAX

Band E

SERVICES

Air source heating. Mains drainage, electric and water (metered).

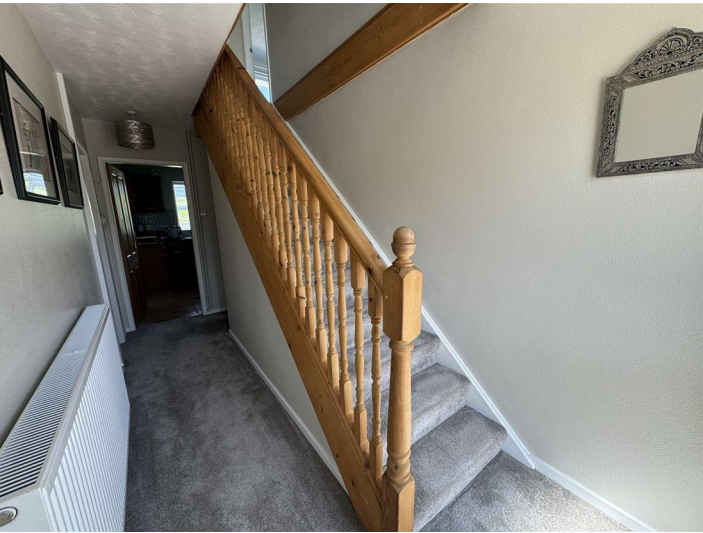
VIEWING

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

Dihewyd provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY



with under stairs cupboard and stairs to first floor accommodation. Doors to

LIVING ROOM

14'6" x 12'0" (4.43 x 3.66)



with window to fore, multi fuel burner set on slate hearth and radiator.



SNUG

10'0" x 12'1" (3.07 x 3.69)



CONSERVATORY/ UTILITY ROOM

CONSERVATORY AREA
10'0" x 11'3" (3.07 x 3.44)



UTILITY ROOM AREA
16'4" x 5'2" (5.0 x 1.58)



with appliance spaces

KITCHEN
15'7" x 9'0" (4.75 x 2.75)



with window to rear, double electric oven & hob, appliance

spaces, back door to car port, radiator, dining area, tiled flooring, range of base and eye level units with extractor fan.

OFFICE/ DINING ROOM
11'1" x 8'11" (3.38 x 2.73)



with window to fore, radiator and laminate flooring.

DOWNSTAIRS WC



LANDING



with access to half boarded loft space with ladder. Doors to

BEDROOM 1
12'3" x 12'7" (3.75 x 3.85)



with window to fore and radiator.

BEDROOM 2
9'10", 164'0" x 12'3" max (3,50 x 3.75 max)



with window to rear and radiator.

BEDROOM 3
9'3" x 11'6" (2.83 x 3.52)



with laminate flooring, radiator and window to rear.

SHOWER ROOM



Recently modernised, spacious, shower room with walk in shower cubicle, towel /radiator, built in sink and toilet units. Airing cupboard with radiator. Obscured window.



BEDROOM 4
12'5" x 8'11" (3.81 x 2.72)



with window to fore and radiator.



EXTERNALLY



To the fore of the property, there is a multi vehicle hardstanding paved driveway with a car port and low maintenance front garden. To the rear, there is a partly paved seating area with large lawned garden with raised vegetable and fruit beds overlooking the countryside.

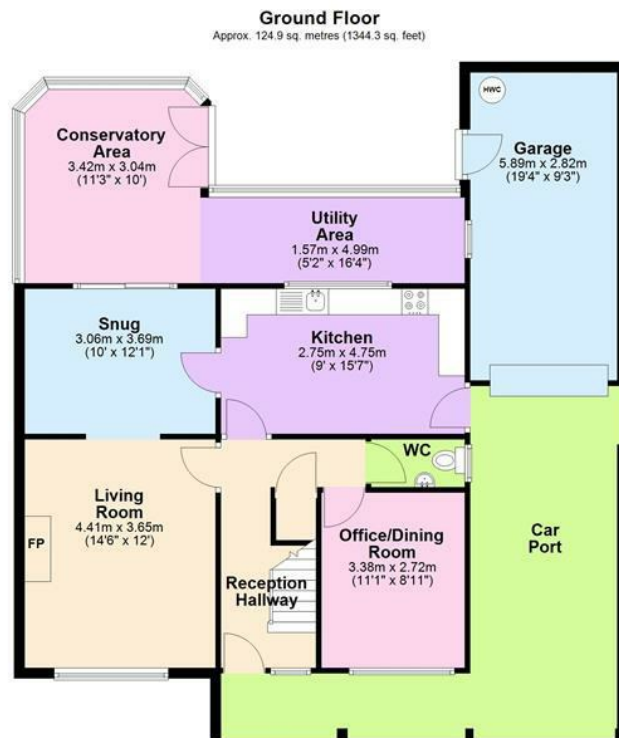




DIRECTIONS

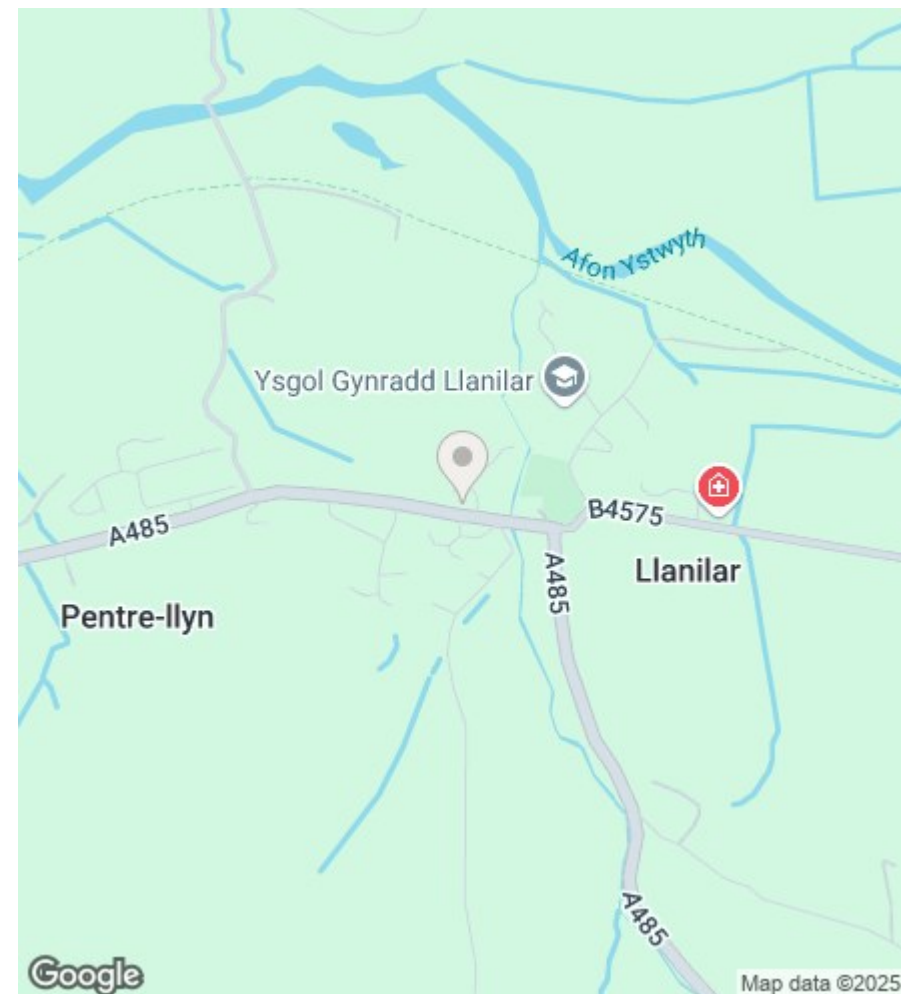
From Aberystwyth take the A487 coastal trunk road south to Llanfarian before turning left onto the Llanilar road. The property is the one but last property on the left before the garage, which is also on the left.





The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Dihewyd, Llanilar, Aberystwyth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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