



**Delfryn , Blaenplwyf**  
**Aberystwyth SY23 4DG**  
**Guide price £235,000**



A commodious semi detached, 3 bedroomed house with private driveway, good sized front and rear gardens and detached garage under the Local Residency Restriction.

Delfryn is a well presented home and has been under the same ownership for many years. Although the property is in need of some modernisation, it offers a fantastic opportunity for local buyers.

The well laid out accommodation briefly comprises of- 2 reception rooms, kitchen, utility, downstairs/external wc, 3 bedrooms and showeroom. From the two front facing bedrooms there are superb country views!

The village of Blaenplwyf is some 5 miles due south of Aberystwyth on the A487 trunk road. There is a primary school at the nearby village of Llanfarian which is just a short travelling distance. Aberystwyth having a range of local and national retailers as well as some major employers such as Bronglais Hospital, The National Library and The University.

## TENURE

Freehold.

## LOCAL RESIDENCY RESTRICTION

Please note that due to the Local Residency Restriction, evidence will be required from the proposed purchasers proving that they meet the criteria listed below to be able to purchase Delfryn

1. Statutory Consent: If the purchaser (or any one of several joint purchasers) can show a specified connection with the relevant designated region

(i.e. Dyfed if purchased before 01-04-1996 and Ceredigion if purchased later) i.e. residence or employment within the region for at least 3 years immediately prior to the application, then the Council is bound to grant consent. (evidence to be provided: utility bill/council tax/payslips, etc for the last 3 years – the documents must have the purchaser's name and address noted on them)

2. Consent is otherwise discretionary and discretionary consent may be granted if a purchaser can establish one of the following criteria:-

- a. Born within the designated area.
- b. Resided a total of 5 years within the designated area but not immediately prior to application.
- c. Currently employed within the designated area.
- d. Intending to move to the area to care for an elderly or infirm relative or friend; or if the purchaser is elderly or infirm in order to receive care from relatives or friends who are residing in the area.

Evidence can be provided by e-mail to [legal.helpdesk@ceredigion.gov.uk](mailto:legal.helpdesk@ceredigion.gov.uk) (Please ensure that the property address is subject on the email).

## SERVICES

All mains services connected.

## VIEWING

Strictly by appointment with the selling agent; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.  
01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Delfryn provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

## COUNCIL TAX

Council Tax Band D.

## Front Entrance Door to

## Reception Hallway

With stairs to first floor accommodation and doors to

## Living Room

16'4" x 11'7" (5m x 3.55m)



With electric feature fireplace sat on stone hearth with wooden surround, electric storage heater and dual aspect windows to.

## Dining Area

11'7" x 8'5" (3.55m x 2.59m )



With window to fore, electric storage heater and archway opening to

## Kitchen

3.6m x 2.4m



Comprising fitted kitchen with base and eye level units, appliance spaces, sink with mixer tap and window to rear. Pantry/under stairs storage cupboard.  
Rear door to

## Lean to Utility Room



With appliances spaces, base level units and worktop.  
Access to external WC and shed/storage room.

## FIRST FLOOR ACCOMMODATION

### Landing

With doors to

### Bedroom 1

10'11" x 11'10" (3.35m x 3.61m)



With built in wardrobe, window to fore, electric storage heater and small storage cupboard.

### Bedroom 2

8'9" x 7'8" (2.67m x 2.35m)



With window to rear and electric storage heater.

### Bedroom 3



With window to fore, electric storage heater and built in wardrobe.

### Showroom



Comprising wet room style walk in shower, wc, wash hand basin, and obscured window.

### Externally



The property is approached via a private driveway off the main road with room for ample vehicles to park leading to the garage. There is a large lawned garden to the front of the property with hedging and shrubs.



To the rear, there is a concrete patio and seating area with step/s up to the lawned garden. As seen in the photographs both the front and rear gardens have been well maintained.



With car pit.



**Detached Garage**

**Ground Floor**

Approx. 60.1 sq. metres (647.1 sq. feet)



**First Floor**

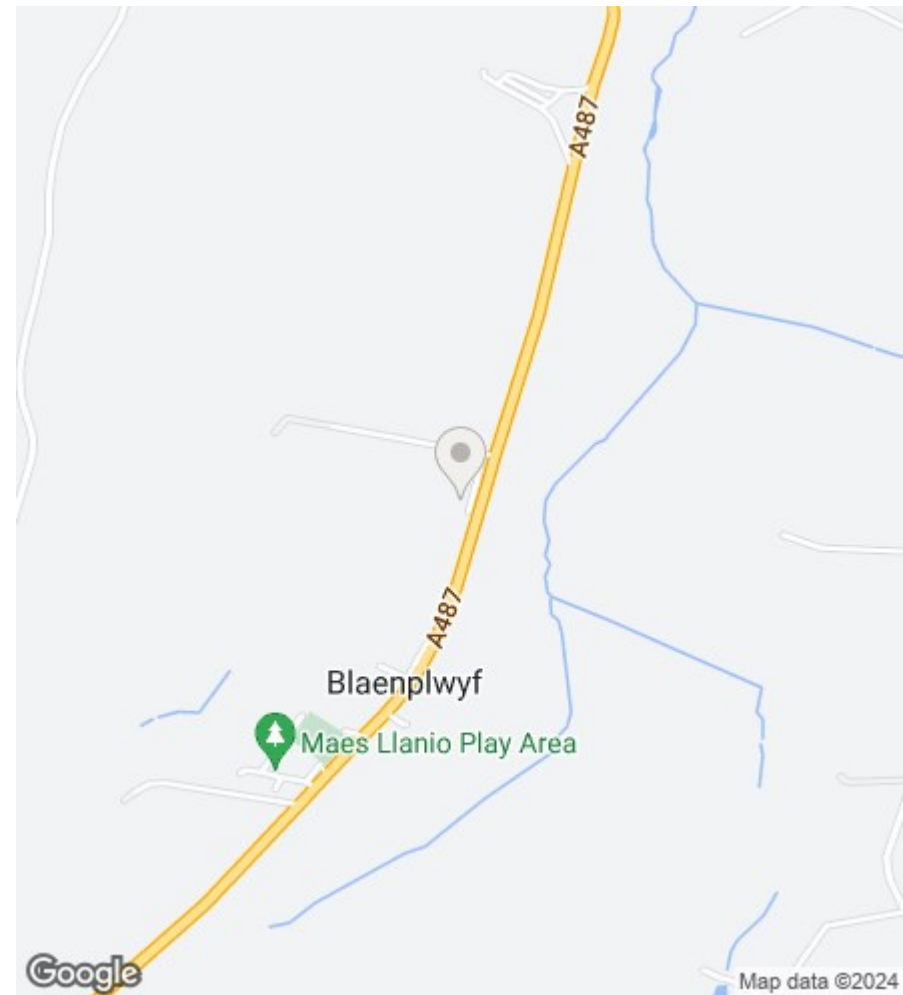
Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 104.2 sq. metres (1121.6 sq. feet)

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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Delfryn, Blaenplwyf, ABERYSTWYTH**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		60	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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