

Llys Y Deri , Llanfarian
Aberystwyth Ceredigion SY23 4BT
Guide price £325,000

ALED ELLIS

For Sale by Private Treaty

A commodious and well presented 4/5 detached house with Garage and well looked after grounds in convenient village location.

Llys Y Deri
Llanfarian
Aberystwyth
Ceredigion
SY23 4BT

The spacious accommodation is shown on the attached floorplan and highlights the multi-purpose accommodation which is on offer. Llys Deri has been well looked after and in addition to the integral garage, there is ample off-road parking.

The village of Llanfarian is but 3 miles South of Aberystwyth. There is a Primary School at the village and in addition there are regular buses into Aberystwyth.

The town is well blessed with both local and national retailers and there are job opportunities in the retail and tourist sectors in addition to other major employers such as Bronglais Hospital, University and National Library of Wales.

TENURE
Freehold

SERVICES
Mains electricity, water and drainage. Oil fired central heating. Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

COUNCIL TAX
Band G

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.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

Llys Deri provides for the following accommodation which is well worthy of an early inspection. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

Glazed front entrance door with glazed side panel

RECEPTION HALLWAY
Stairs to first floor accommodation, understairs and further storage cupboard, radiator. Door to

LIVING ROOM
23'7 x 13'1 (7.19m x 3.99m)





Bay window, radiators, window to side. Sliding doors to

SUN LOUNGE
14'8 x 12'4 (4.47m x 3.76m)



Laminated floor, patio doors to rear patio, radiator, ceiling lights.

BREAKFAST ROOM
17'5 x 11'4 max (5.31m x 3.45m max)



Radiator, laminated floor, two windows to rear.

SIDE PORCH
Useful storage cupboards and door to side.

KITCHEN
9'3 x 16'5 (2.82m x 5.00m)



Oil 'Stanley' cooking and heating range. Base units with concealed dishwasher and fridge/freezer. 1 ½ bowl stainless steel sink unit, worktops and tiled splashbacks. Breakfast bar, eye level unts, tiled floor. Window to fore and side.

UTILITY ROOM
9'9 x 7'4 (2.97m x 2.24m)
1 ½ bowl sink unit. Base units with appliance space and plumbing for automatic washing machine, corner unit. Fully tiled.

DOWNSTAIRS WC
7' x 3'9 (2.13m x 1.14m)
with washbasin, fully tiled, extractor fan and heated towel rail.

DINING ROOM
11'3 x 16'4 (3.43m x 4.98m)



Windows to fore and side, radiator, ceiling lights. Could be a bedroom.

FIRST FLOOR

LANDING
Radiator, access to roofspace. Door to

BEDROOM 1
13'7 x 11'4 (4.14m x 3.45m)





Under eves storage, radiator.

BEDROOM 2
10'3 x 8'3 (3.12m x 2.51m)



Fitted wardrobe, radiator and window to rear.

BEDROOM 3
13'4 x 10'4 (4.06m x 3.15m)



Bedroom furniture, radiator and window to rear.

MASTER BEDROOM 4
13'4 x 13' (4.06m x 3.96m)



Fitted bedroom furniture, window to fore and radiator. Access to

EN-SUITE SHOWEROOM
5'9 x 5'4 (1.75m x 1.63m)



Comprising of cubicle, WC and washbasin, heated towel rail, fully tiled and ceiling lights.

EXTERNALLY
Tarmacdamed driveway leading to

INTEGRAL GARAGE
9'9 x 17'2 (2.97m x 5.23m)
Roller door and shelving.

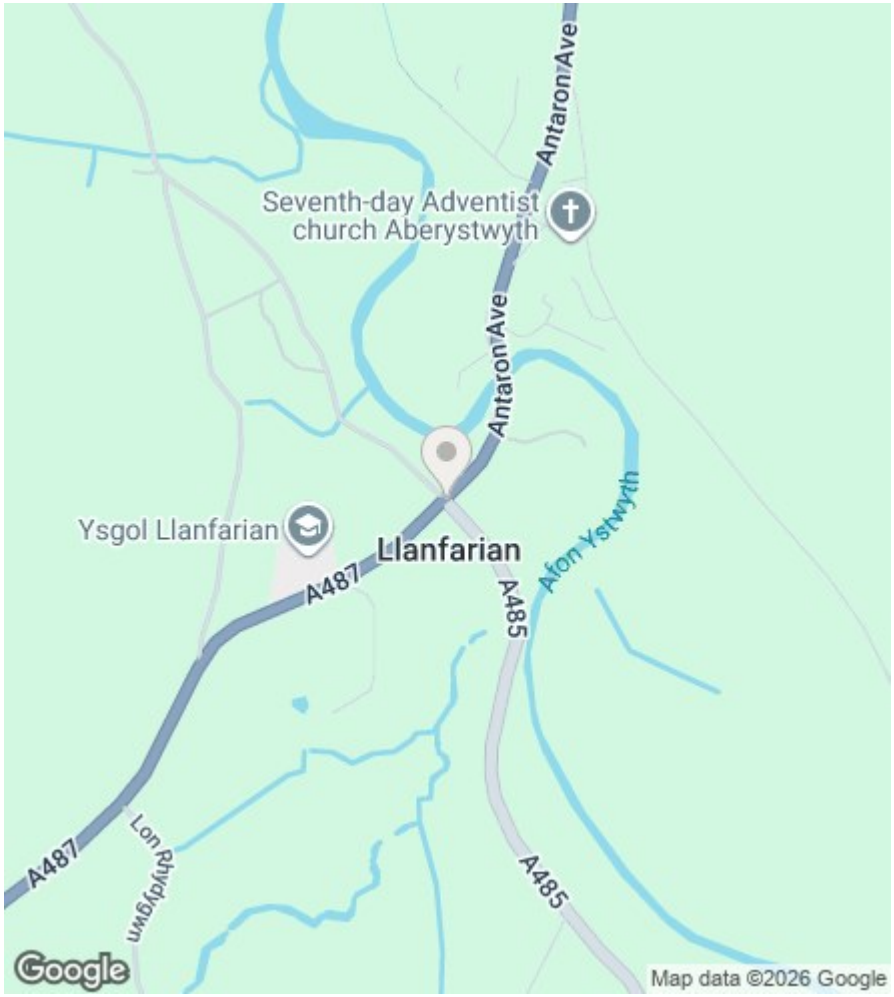
Part lawned garden with raised flower beds and shrubs. Paved hardstanding, two garden sheds, side pedestrian path leading to paved rear patio with fine outlook over the village and beyond. Garden shed and oil tank.

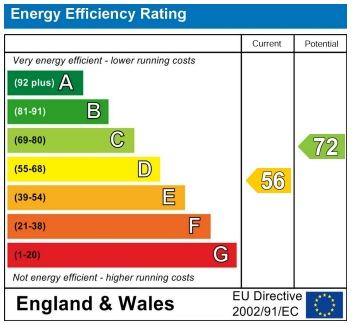
DIRECTIONS
(What3Words: ooze.chainsaw.confirms)

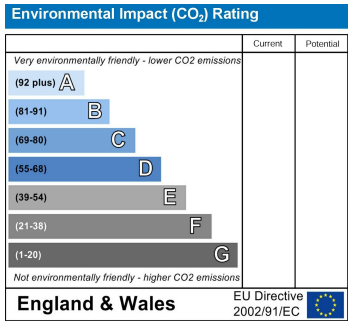
Take the A487 road South to Llanfarian. At the crossroads (in the centre of the village) turn left on to the A485 Tregaron Road and the house is but a short distance on the left hand side denoted by a For Sale board.



Llys Y Deri, Llanfarian, Aberystwyth







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