



**Garage Llanfarian,  
Aberystwyth Ceredigion SY23 4BS  
Guide price £8,000**



A 285sq ft conveniently located detached garage in the village location of Llanfarian.

Suitable for storage/a studio/workshop or as a potential parking area, a detached garage with up and over door into a 22ft by 13ft space with storage area underneath. This is a rare and superb opportunity for any of the neighboring properties / anyone convenient to this area. As well as the spacious main garage space, there is a gate and steps down to the lower storage area to the right of the garage which gives full surrounding access for maintenance etc as highlighted on the plan.

### Tenure

Freehold.

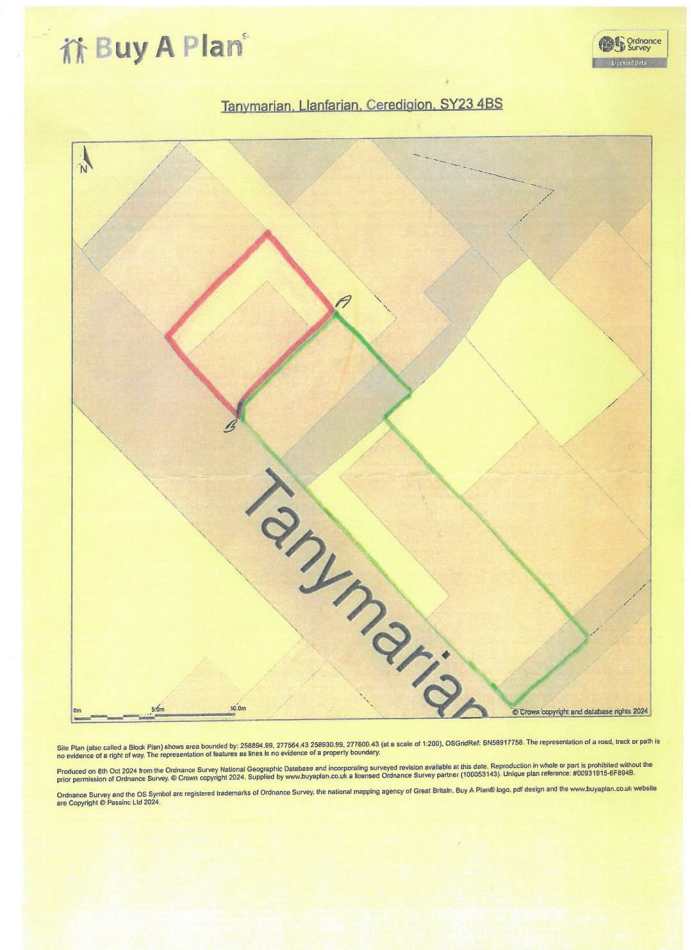
### Viewing

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

All dimensions are approximate. All images have been taken with a wide angle lens camera.

### Services

No water or electricity connected currently.





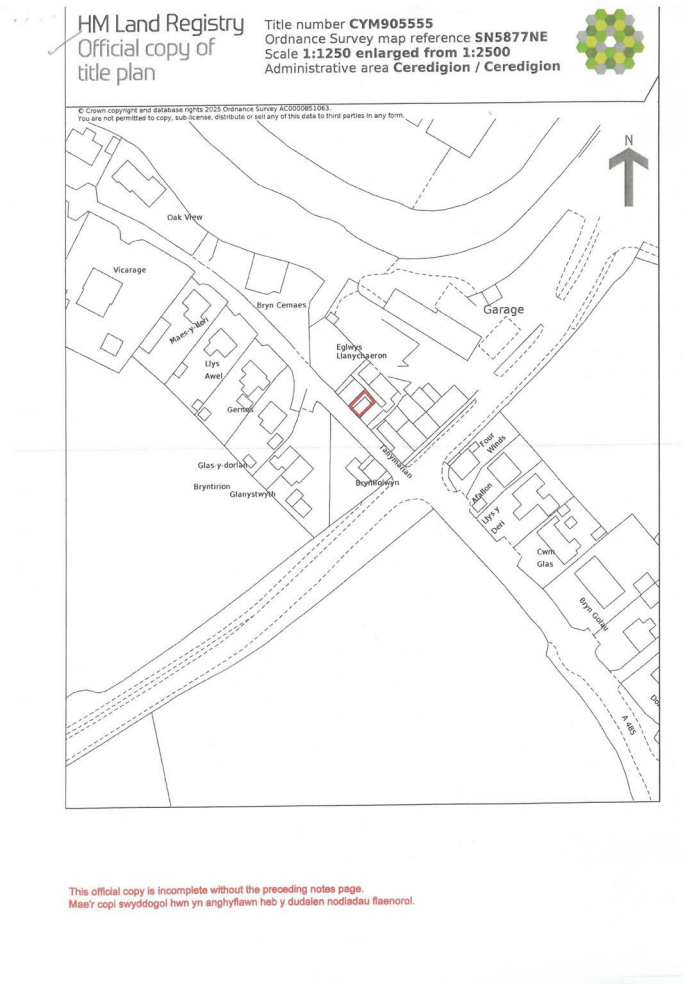
## METHOD OF SALE

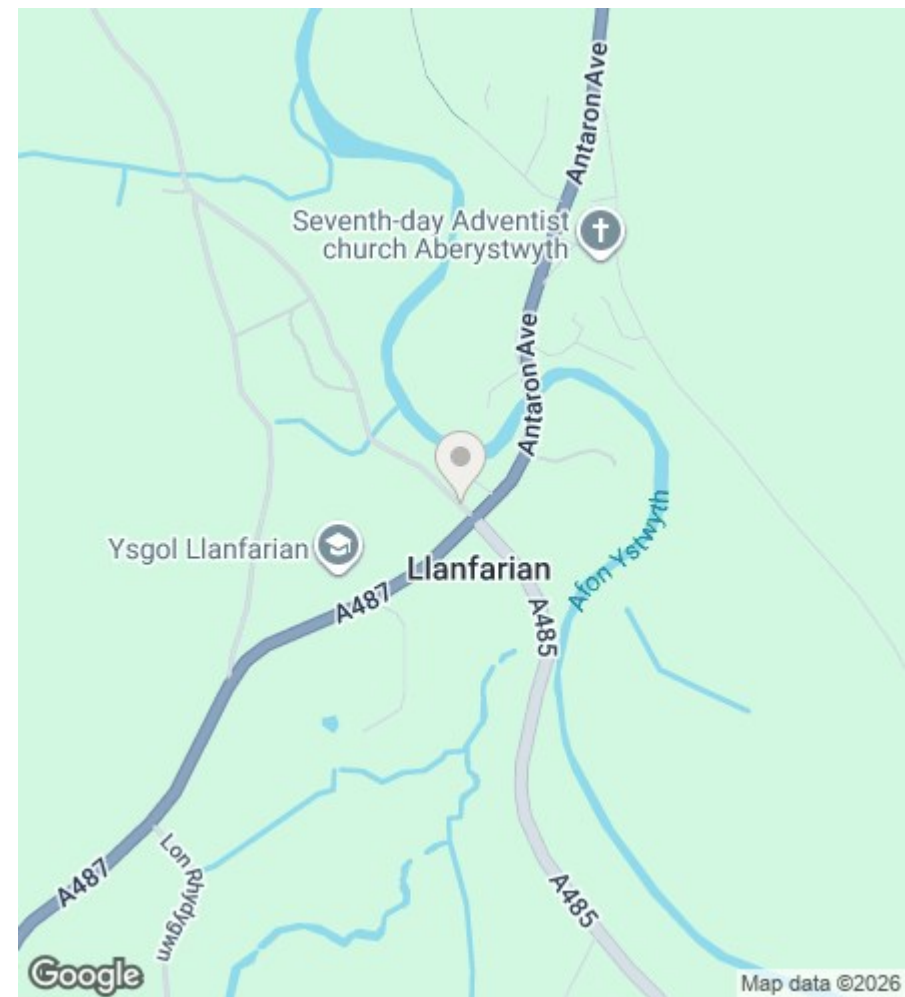
We are offering this garage for sale by informal tender. Best and Final offers are due in by Friday 22nd of May in writing to the office or via email [michelle@aledellis.com](mailto:michelle@aledellis.com) with your full contact details, offer amount and proof of funds must be available to be seen if your offer is to be successful.

## Directions

From Aberystwyth, take the main A487 coastal trunk road south to Llanfarian, turning right after the garage and row of coffaves opposite the A485 junction. The garage can be denoted by a for sale board.

## Land Registry Plan





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		
<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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 Email/E-Bost: sales@aledellis.com