



**No 2 Glanllolyn Pontllolyn, Llanfarian
Aberystwyth Ceredigion SY23 4BU
Guide price £140,000**



A small modernised 1 Bedroomed terraced Cottage in a private edge of village location.

The cottage is approached over a shared public footpath from the A485 Llanfarian to Llanilar Road. The footpath follows the river Llolwyn up the valley through picturesque woodland to Rhydygwin Lane. There is a pleasant garden to the fore bordering the river with Studio accommodation, garden shed, greenhouse and patio.

2 Glanlolwyn has been modernised taking full advantage of the limited space on offer. The accommodation is highlighted on the floor plan attached to these sales particulars.

The village of Llanfarian is situated some 4 miles due south of the University and market town of Aberystwyth which has a good range of both local and national retailers. There is a regular bus service from Llanfarian to Aberystwyth and to the Georgian harbour town of Aberaeron some 14 miles to the south.

Tenure

Freehold.

Services

Mains electricity, water and drainage are connected. Air Source Central Heating.

Viewing

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.

Number 2 provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Front Entrance door to

Reception Hallway

With quarry tiled floor, access to roofspace. Door to;

Open Plan Kitchen/Living Room

10'3 x 12'8 (3.12m x 3.86m)



With fireplace with multi fuelled non venting range with wooden mantle and surround and old bread oven to side. Quarry tiled floor, breakfast bar.

Kitchen

3'2 x 11'6 (0.97m x 3.51m)



Comprising double bowl enamel sink, base units incorporating a 2 ring hob, eye level units, shelving, Air Source Heater. Door to rear;

Bedroom

6'9 x 10'3 (2.06m x 3.12m)



With window to fore, tiled floor and air source heater.

Modern Shower Room

6'7 x 5'9 (2.01m x 1.75m)



With large shower cubicle with Triton Shower, washhand basin and low level flush WC. Part tiled, tiled floor, window to rear.

Externally



On the other side of the shared footpath there is a pleasant garden abutting the river Llolwyn with Summer house with power connected, garden shed, patio and greenhouse.

here are steps to a raised garden area which is unregistered.

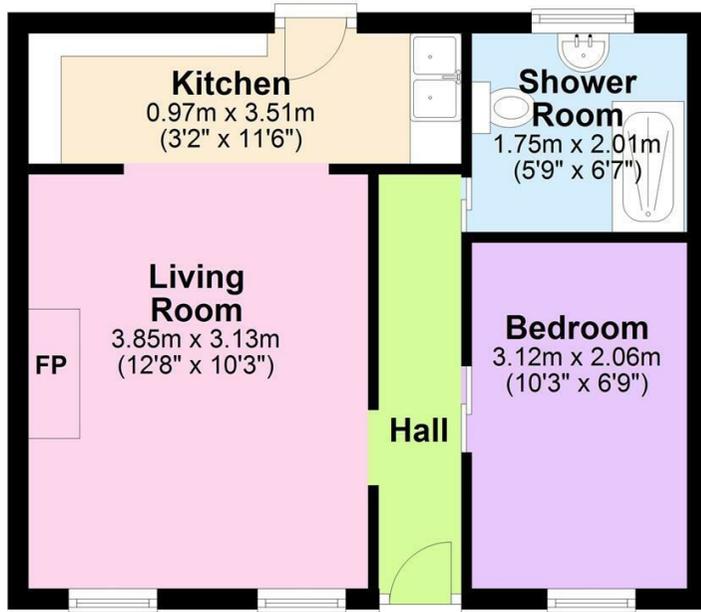
Directions

OS Grid Ref SN58933 77389

Take the A487 south to Llanfarian before turning left on to the A485 Tregaron road. After a short distance the path leading to the properties is on the right hand just before the bridge and opposite the last property on the left.

Ground Floor

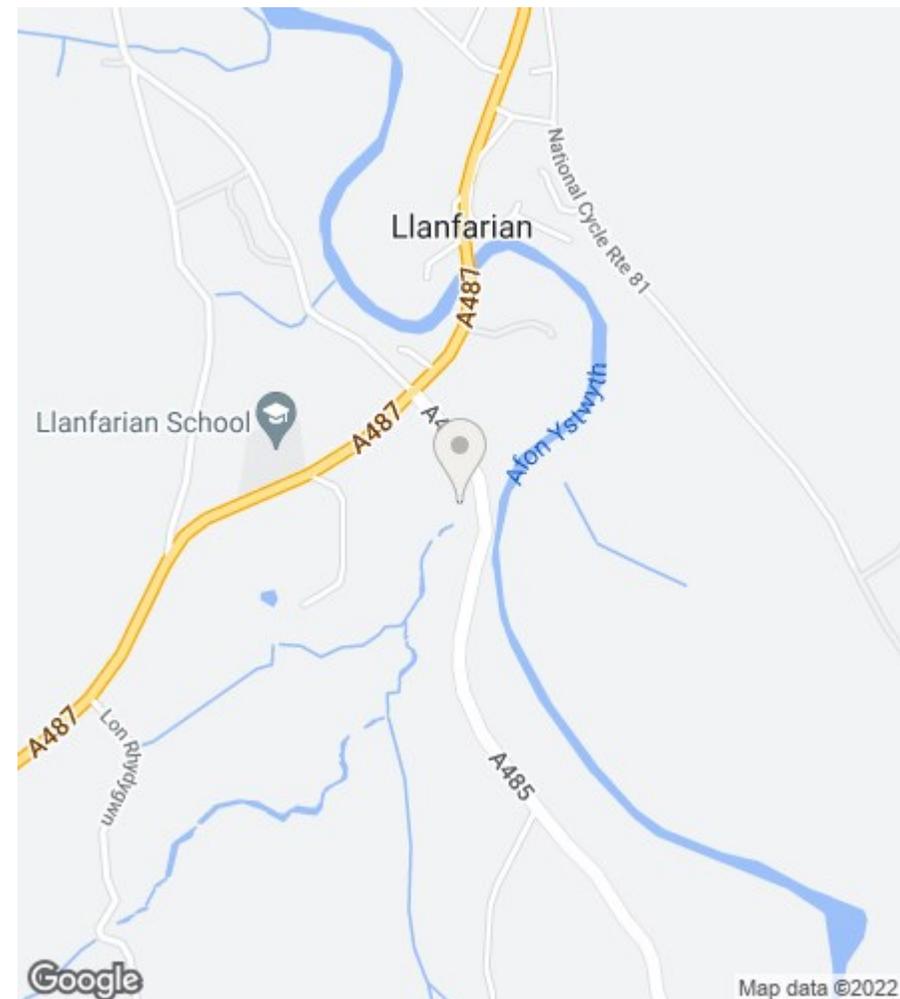
Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 33.9 sq. metres (365.0 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

2 Pontllolwyn, Llanfarian



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			
England & Wales		EU Directive 2002/91/EC	

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