



**Treetops, 31 Talar Deg, Llanilar**  
**Aberystwyth Ceredigion SY23 4NL**  
**Guide price £425,000**





## For Sale By Private Treaty

A large detached 3 / 4 bedroomed bungalow together with detached triple garage and grounds knows as

Treetops  
31 Talar Deg  
Llanilar  
Aberystwyth  
Ceredigion  
SY23 4NL

Treetops must be one of the largest bungalows in this area. The multi-purpose accommodation is highlighted on the attached plan. The triple garage is suitable for conversion to an annexe subject to obtaining the necessary planning consent.

Talar Deg is a popular residential estate located to the rear of Cwm Aur on the outskirts of the village. Llanilar provides for some local amenities to include a primary school and village stores. The university and market town of Aberystwyth in some 7 miles travelling distance on the coast. Aberystwyth has a good selection of both local & national retailers and employment opportunities in addition to social and leisure facilities.

## TENURE

Freehold

## COUNCIL TAX

Band G

## SERVICES

Mains electricity water and drainage connected. Oil fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## VIEWING

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

Treetops provides for the following accommodation. All room dimensions are approximate.

## FRONT ENTRANCE DOOR with glazed side panel to

## FRONT PORCH

Tiled floor, radiator, glazed door to

## RECEPTION HALLWAY

Cloak and airing cupboard, archway to inner hallway, doors to

## KITCHEN/DINING ROOM

14'9 x 25'7 (4.50m x 7.80m)



Comprising of gas heating range, radiator and double door to kitchen area with tiled floor. Fitted base and eye level units incorporating a fridge freezer, double oven and dishwasher. Cooker point, tiled splashbacks, 1½ bowl sink unit with mixer tap. Ceiling lights. Inner hallway with tiled floor, radiator and door to



with worktops over and appliance space. Below eye level units, tiled floor, radiator, window to fore. Free standing WORCESTER oil fired central heating boiler.

### CONSERVATORY

18'3 x 13'1 (5.56m x 3.99m)



French doors to rear and door to side, radiator, wall lights.

From reception hallway. Door to

### BEDROOM 1 / SITTING ROOM

13 x 11 (3.96m x 3.35m)



Window to fore, radiator.

### SEPARATE WC

Wash hand basin.

### SIDE PORCH

With door to fore.

### UTILITY ROOM

11'4 x 10'9 (max) (3.45m x 3.28m (max) )



L shaped in nature. Single bowl sink, base units



## BEDROOM 2

13'7 x 11'8 (4.14m x 3.56m)



Windows to fore, bedroom furniture and radiator.  
Door to

## EN SUITE SHOWER ROOM



Comprising of cubicle with MIRA shower, WC,  
radiator and wash handbasin in vanity cupboard.  
Obscured window to fore and rear.

## BEDROOM 3

15'7 x 10'8 (4.75m x 3.25m)



Walk in wardrobe, radiator a window to side. Door  
to





### EN SUITE SHOWER ROOM



Cubicle with MIRA shower, WC and wash handbasin in vanity cupboard. Radiator.

### BEDROOM 4

16'2 x 10'7 (4.93m x 3.23m)



Walk in wardrobe, radiator and window to side. Door to

### EN SUITE SHOWER ROOM

5'7 x 8'3 (1.70m x 2.51m)

Bath with mixer tap, WC, wash handbasin in vanity unit. Heated towel rail, part tiled, obscured window to side.

### LIVING ROOM

14'4 x 26'2 (4.37m x 7.98m)



Fireplace with gas fire, windows to side and rear, radiators, wall lights.

### EXTERNALLY



Tarmacadamed vehicular hardstanding and turning area leading to the garage.

The garage block comprising of double garage approximately 20 x 22 with adjoining garage (or possible office) approximately 7'5 x 9'10.

Immediate garden area with pedestrian path bordering and shrubs. There is also a further sloping wooden garden area (See plan)



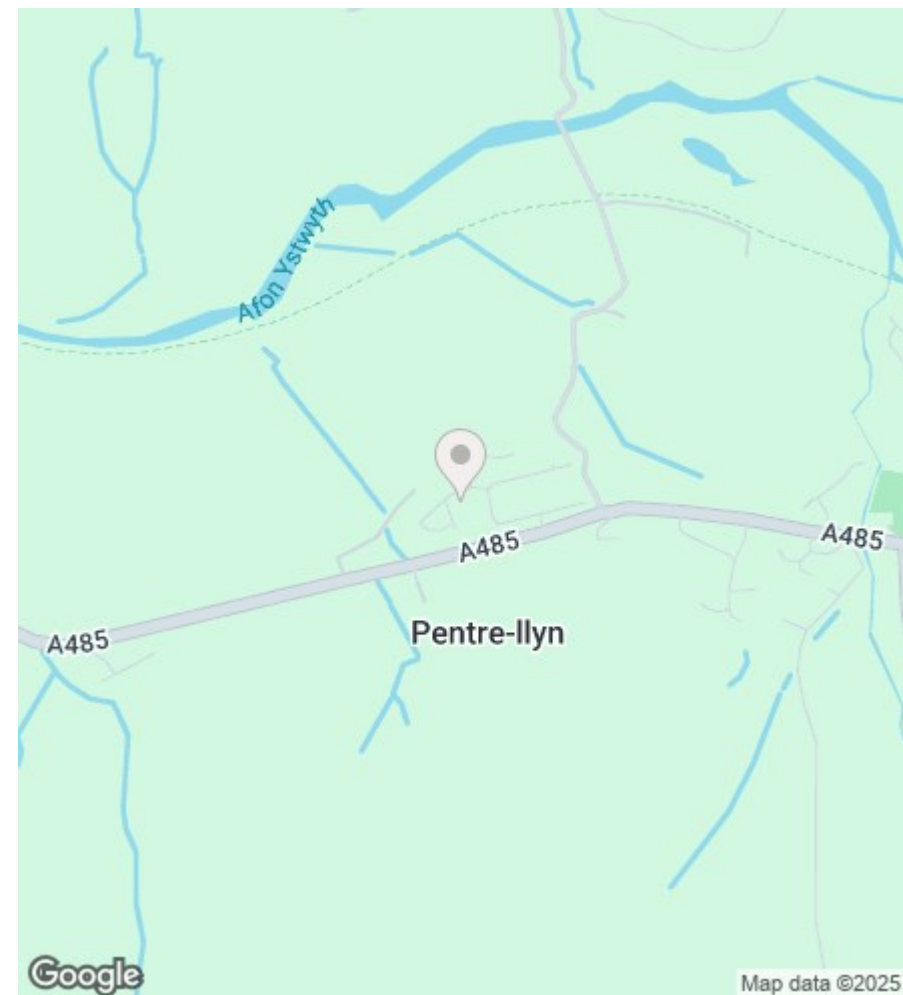


left and bear left through Cwm Aur to Talar Deg and proceed left and immediately right at the property is directly in front of you denoted by a for sale board.



### DIRECTIONS

What 3 words quicker.amounting.briefing  
From Aberystwyth proceed south on the A487 to Llanfarian. Turn left on to the A485 Tregaron road and proceed towards Llanilar. At Pentre-Llyn turn



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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