



**6 Clos Y Ceiliog,
Llandre SY24 5AN
Guide price £485,000**



A superbly presented executive detached 4 bedroomed home, well situated on a highly sought after cul-de-sac with 3/4 of an acre or thereabouts of garden and land to rear with garage and driveway.

6 Clos Y Ceiliog is without a doubt one of the attractive family homes to come on the market in the Aberystwyth area this year. Early inspection is highly recommended!

TENURE

Freehold.

COUNCIL TAX

Band G.

SERVICES

Mains electric, water and drainage. Oil fired central heating with recently updated combo boiler. 14 Solar Panels.

VIEWING

Front Entrance Door

Reception Hallway



Front feature windows, solid wood flooring, under stairs storage area, radiation, oak staircase to first floor accommodation with archway and doors to

Living Room



Log burner on slate hearth with stone surround, window to fore, radiator, solid wood flooring and french doors to conservatory.

From Reception Hallway

Dining Room



Window to fore, solid wood flooring, radiator, opening to

Kitchen



Fitted shaker style unit kitchen with base and eye level units, centre island/breakfast bar, fitted double oven and fridge. 5 ring electric hob with extractor fan hood above, stainless steel sink and window to rear. Doors to



Pantry

Appliance spaces and large storage cupboard.

Inner Hallway

Door to external rear and door to

Utility/Boot Room



Appliance spaces, base level storage unit with sink above, central heating combi boiler and window to side. Doors to

Conservatory



Double sliding doors to rear external patio.

FIRST FLOOR ACCOMMODATION

Landing



Downstairs WC

Wc, wash hand basin, obscured window to side.



Gallery view over reception hallway, access to loft space (partially boarded).

Snug Area



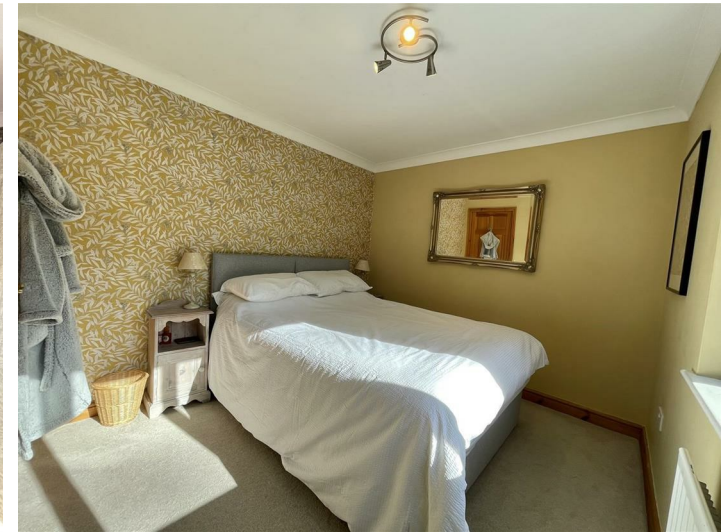
Window feature to fore and doors to

Bedroom 3/Study



Window to rear and fitted storage area.

Bedroom 2



Window to rear overlooking the garden and open built in storage.

Bedroom 4



Window to fore, radiator and fitted wardrobe.

Bathroom



Wc, wash hand basin, corner shower cubicle, jacuzzi style corner bath and velux window.

Master Bedroom



With double fitted wardrobes, window to fore and door to

En Suite Bathroom



Freestanding bath, walk in shower cubicle, dual aspect velux windows, wc and wash hand basin.



Garage

With access from the rear garden or front driveway.

Externally



To the fore - there is a tarmac driveway with front lawned garden area with trees and shrubs. Side pedestrian gated access either sides of the property to the rear.

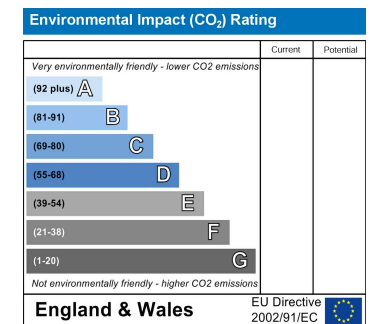
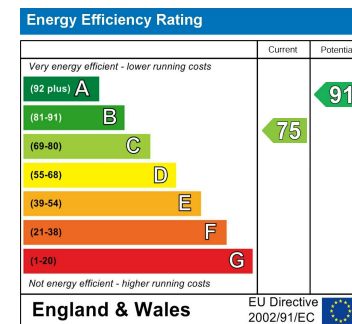
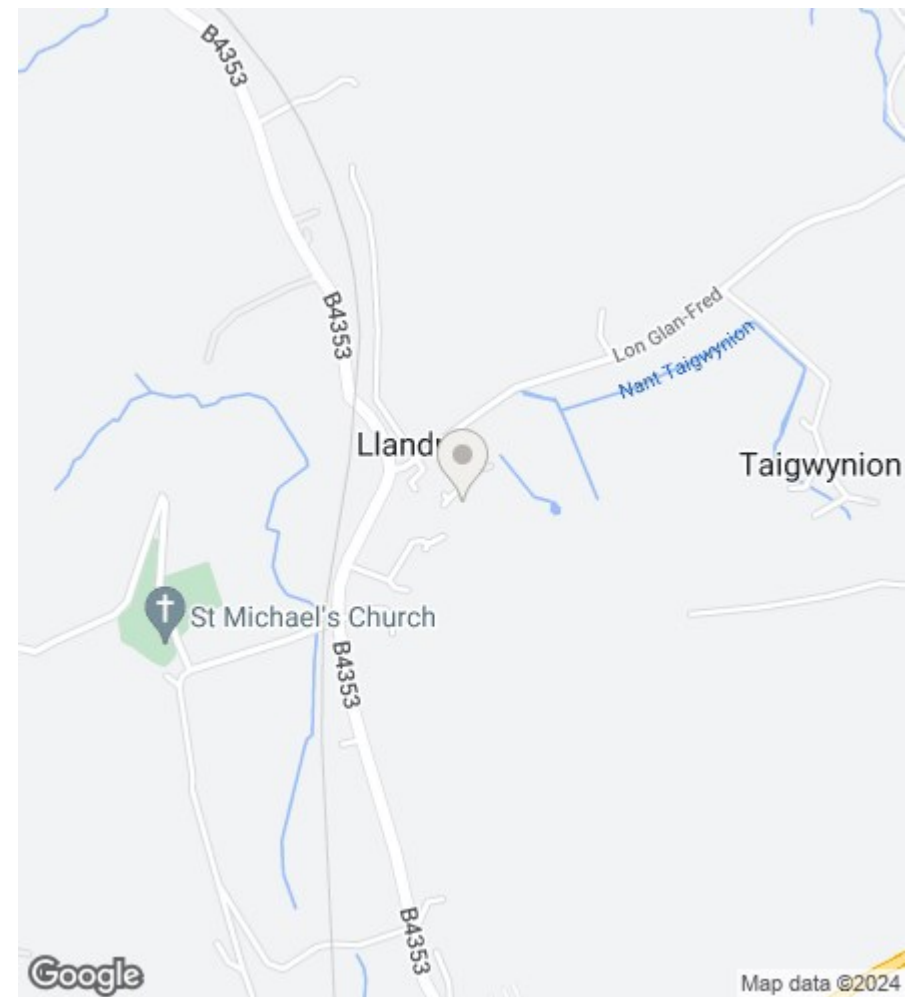
To the rear - There is a wrap around patio and a concrete steps leading up to the layered garden. In addition to the immediate garden, a parcel of agricultural land was purchased to the top of the garden which is highlighted in the drone photograph.

The total rear amounting to three quarters of an acre or thereabouts.









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