



Tanymarian ,  
Llanfarian SY23 4BS  
Guide price £175,000





An end of terrace 3 bedroomed house with detached garage in need of refurbishment.

Tanymarian is a spacious home in need of modernisation, the property has two good sized reception rooms, 2 bathrooms/3 WC's and 3 double bedrooms as well as a rear conservatory and detached garage.

The property is situated in the heart of the village on the junction of the A487 and A485 trunk roads. It is convenient to all local amenities on offer which include primary school and village shop. There is a regular bus service from Llanfarian to Aberystwyth town centre which is but 3 miles or so travelling distance. Aberystwyth has a good range of amenities to cater for the large local and student populations.

Major employers at Aberystwyth include the University, National Library of Wales and Bronglais hospital.

### TENURE

Freehold.

### SERVICES

All mains services connected.

### COUNCIL TAX

Band D.

### VIEWING

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

Tanymarian provides for the following accommodation. All room dimensions are

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

### Front (Side) Door

Into

### Side Porch

### Dining Room



With radiators, gas fireplace with stone surround on tiled hearth, window to side and doors to

### Kitchen



With base and eye level units, stainless steel sink with mixer tap, appliance spaces and window to side.

### Rear Inner Hallway

Door to

### Utility Room



With central heating boiler, appliance spaces and door to

### Conservatory



With door to external rear.

### Reception Hallway



With radiator, stairs to first floor accommodation and under stairs storage. Doors to

### Living Room



With two bay windows to fore, radiator and feature fireplace.

### Downstairs WC



With wc, sink unit, appliance space and obscured window to rear.

### First Floor Accommodation

#### Landing

With doors to



### Bedroom 1



With window to side, velux window and radiator.

### Showerroom



With wc, shower cubicle, wash hand basin, radiator and obscured window to side.

### Bathroom



With wc, wash hand basin, bath and obscured window to side.

### Rear Landing

With doors to

### Bedroom 2



With original cast iron feature fireplace, window to side, radiator and exposed original floorboards.

### Bedroom 3



With radiator and dual aspect windows.



## Externally



The front (side) door is accessible down a few concrete steps with rails and access surrounding the rear of the property to the conservatory.

## Detached Garage



A single car garage or useful storage room with attached side shed/log store.



## Directions

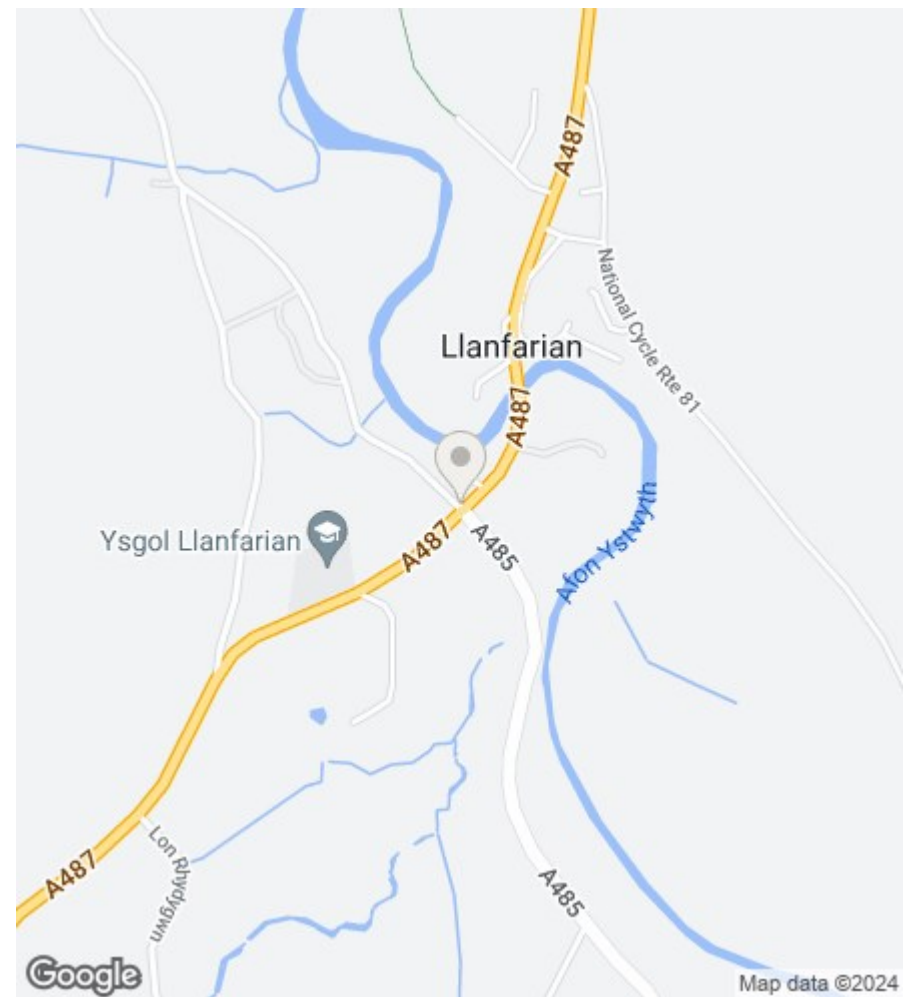
From Aberystwyth take the A487 coastal trunk road south to Llanfarian turning right after the garage and row of cottages opposite the A485 junction.



Total area: approx. 139.9 sq. metres (1506.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Tan Y Marian, Llanfarian, Aberystwyth



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			
		33	81
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		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com