



**Llys Y Deri , Llanfarian**  
**Aberystwyth Ceredigion SY23 4BT**  
**Guide price £375,000**



## For Sale by Private Treaty

A commodious and well presented 4/5 detached house with Garage and well looked after grounds in convenient village location.

Llys Y Deri  
Llanfarian  
Aberystwyth  
Ceredigion  
SY23 4BT

The spacious accommodation is shown on the attached floorplan and highlights the multi-purpose accommodation which is on offer. Llys Deri has been well looked after and in addition to the integral garage, there is ample off-road parking.

The village of Llanfarian is but 3 miles South of Aberystwyth. There is a Primary School at the village and in addition there are regular buses into Aberystwyth.

The town is well blessed with both local and national retailers and there are job opportunities in the retail and tourist sectors in addition to other major employers such as Bronglais Hospital, University and National Library of Wales.

## TENURE

Freehold

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Please refer to Ofcom by using the following link: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX

Band G

## 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.

Llys Deri provides for the following accommodation which is well worthy of an early inspection. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

## GROUND FLOOR

**Glazed front entrance door with glazed side panel**

## RECEPTION HALLWAY

Stairs to first floor accommodation, understairs and further storage cupboard, radiator. Door to

## LIVING ROOM

23'7 x 13'1 (7.19m x 3.99m)



Bay window, radiators, window to side. Sliding doors to

## SUN LOUNGE

14'8 x 12'4 (4.47m x 3.76m)



Laminated floor, patio doors to rear patio, radiator, ceiling lights.

## SIDE PORCH

Useful storage cupboards and door to side.

## KITCHEN

9'3 x 16'5 (2.82m x 5.00m)



Oil 'Stanley' cooking and heating range. Base units with concealed dishwasher and fridge/freezer. 1 ½ bowl stainless steel sink unit, worktops and tiled splashbacks. Breakfast bar, eye level units, tiled floor. Window to fore and side.

## UTILITY ROOM

9'9 x 7'4 (2.97m x 2.24m)

1 ½ bowl sink unit. Base units with appliance space and plumbing for automatic washing machine, corner unit. Fully tiled.

## DOWNSTAIRS WC

7' x 3'9 (2.13m x 1.14m)

with washbasin, fully tiled, extractor fan and heated towel rail.

## DINING ROOM

11'3 x 16'4 (3.43m x 4.98m )



Windows to fore and side, radiator, ceiling lights. Could be a bedroom.

## BREAKFAST ROOM

17'5 x 11'4 max (5.31m x 3.45m max)



Radiator, laminated floor, two windows to rear.

## FIRST FLOOR

### LANDING

Radiator, access to roofspace. Door to

**BEDROOM 1**

13'7 x 11'4 (4.14m x 3.45m )



**BEDROOM 2**

10'3 x 8'3 (3.12m x 2.51m)



Fitted wardrobe, radiator and window to rear.

**MASTER BEDROOM 4**

13'4 x 13' (4.06m x 3.96m )



Fitted bedroom furniture, window to fore and radiator. Access to

**BEDROOM 3**

13'4 x 10'4 (4.06m x 3.15m)



Under eaves storage, radiator.



Bedroom furniture, radiator and window to rear.

## EN-SUITE SHOWEROOM

5'9 x 5'4 (1.75m x 1.63m)



Comprising of cubicle, WC and washbasin, heated towel rail, fully tiled and ceiling lights.

## EXTERNALLY

Tarmacdamed driveway leading to

## INTEGRAL GARAGE

9'9 x 17'2 (2.97m x 5.23m )



Roller door and shelving.

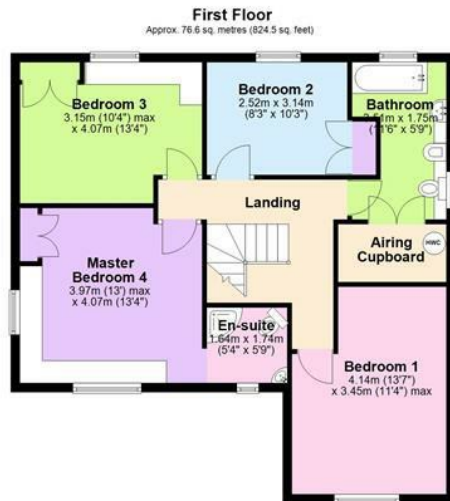


Part lawned garden with raised flower beds and shrubs. Paved hardstanding, two garden sheds, side pedestrian path leading to paved rear patio with fine outlook over the village and beyond. Garden shed and oil tank.

## DIRECTIONS

(What3Words: ooze.chainsaw.confirms)

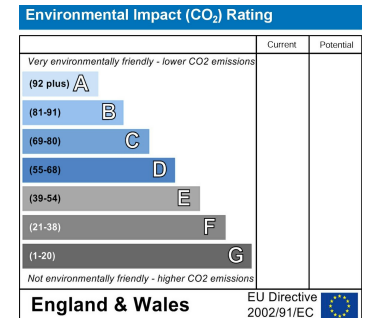
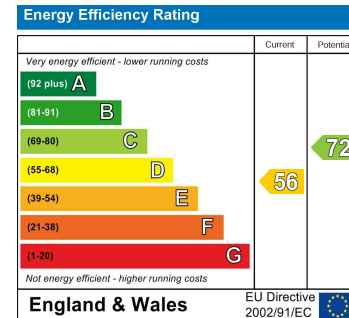
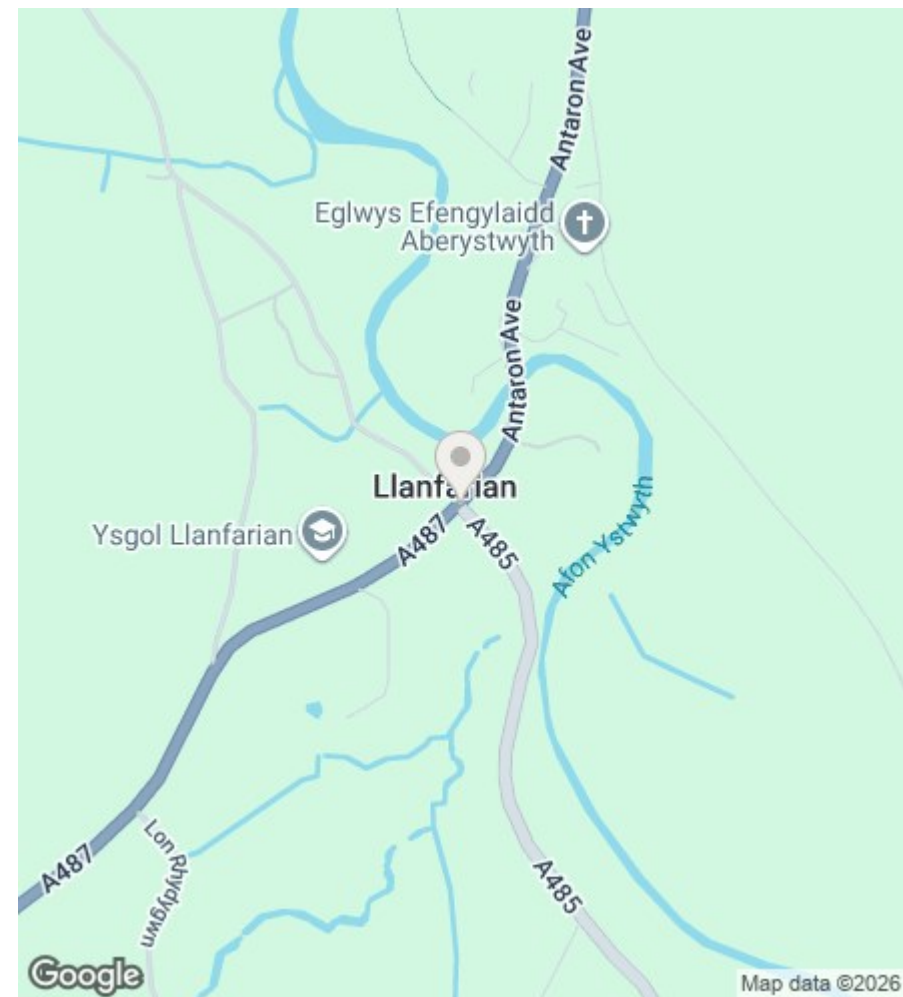
Take the A487 road South to Llanfarian. At the crossroads (in the centre of the village) turn left on to the A485 Tregaron Road and the house is but a short distance on the left hand side denoted by a For Sale board.



Total area: approx. 215.2 sq. metres (2316.2 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement. Plan produced using PlanUp.

Llys Y Deri, Llanfarian, Aberystwyth



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com