



Arosfa , Llanafan
Aberystwyth Ceredigion SY23 4BA
Guide price £225,000



For Sale by Private Treaty

A modern semi-detached 3 Bedroomed house with off-road parking and pleasant garden.

Arosfa
Llanafan
Aberystwyth
SY23 4BA

Arosfa is well presented throughout and is one of the two pairs of modern semi-detached properties located at this popular rural village. The property is double glazed and has the benefit of oil-fired central heating.

Local amenities are available at the nearby village of Llanilar to include Primary School, Village Stores and Public House. The University and Market town of Aberystwyth is located within 10 miles travelling distance on the Coast. The town has a good selection of both local traders and National retailers in addition to educational, social and leisure facilities.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band D

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or 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.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Arosfa provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

Under floor heating.

FRONT ENTRANCE DOOR TO

PORCH

DOWNSTAIRS WC



with washbasin, extractor fan, obscured window to fore, shelving. Door to

KITCHEN

9'4 x 16'3 max (2.84m x 4.95m max)



1 ½ bowl stainless steel sink unit with mixer tap. Free standing oil-fired central heating boiler. Concealed dishwasher and fridge freezer. Induction hob and electric cooker. Base and eye level units. Tiled splashbacks, cooker point. Window to fore and side. Stairs to first floor. Ceiling lights and tiled floor. Door to

LIVING ROOM

16'2 x 16'5 (4.93m x 5.00m)



Laminated floor, French doors to rear. Understairs cupboard.

FIRST FLOOR

LANDING

with access to part boarded roofspace. Airing cupboard with radiator, radiator. Doors to

BEDROOM 1

10' x 11'7 (3.05m x 3.53m)



Window to fore, radiator, fitted wardrobes.

SHOWEROOM

7'2 x 5'6 (2.18m x 1.68m)



Large shower, washbasin and WC. Ceiling lights. Obscured window to fore.

BEDROOM 2

12'1 x 9'1 (3.68m x 2.77m)



Window to rear, radiator.

BEDROOM 3

7' x 9' (2.13m x 2.74m)



Radiator and window to rear.

EXTERNALLY

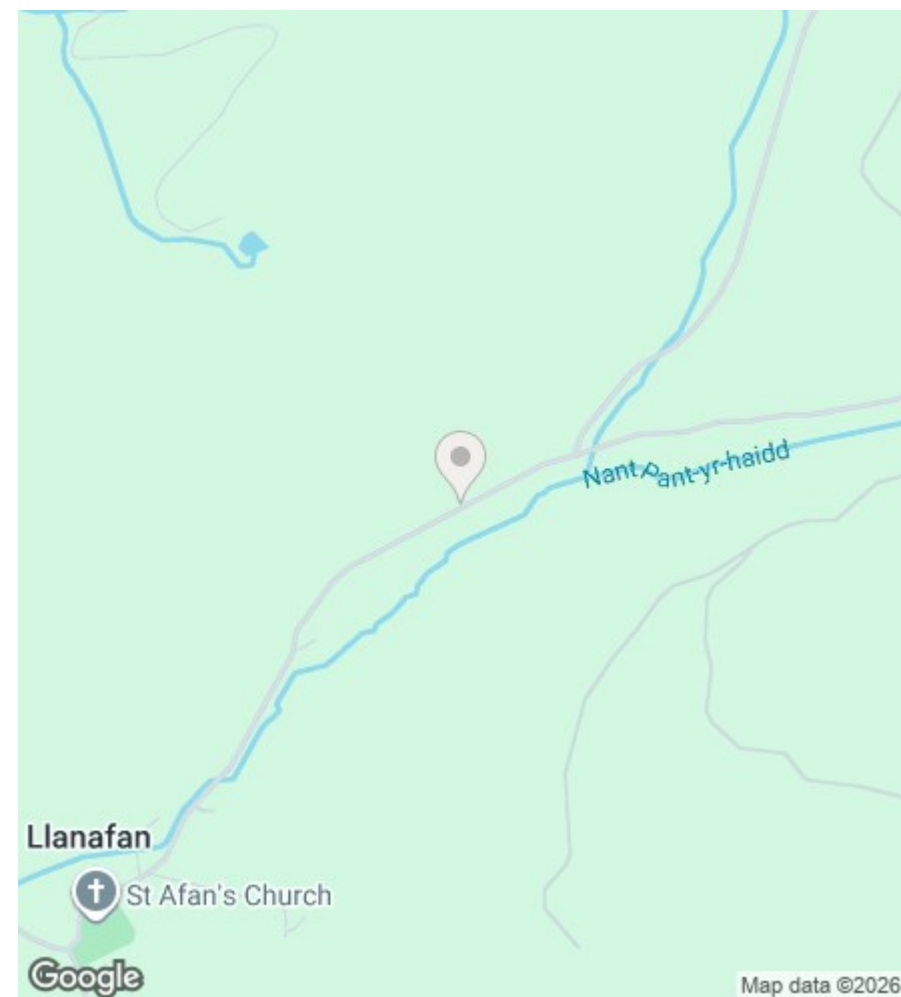


Enclosed rear garden with paved patio with an abundance of shrubs and raised vegetable beds. Decked area and garden shed to side with pedestrian path to fore with greenhouse and tarmacaded vehicular hardstanding and shrubs.

DIRECTIONS

(What3Words///chest.feel.munch)

From Aberystwyth proceed South out of town to Southgate, Penparcau. Turn left on to the B4120 Devils Bridge Road and immediately right on to the B4340 Pontrhydfendigaid Road. Proceed through New Cross and Abermagwr for a further mile before turning left (signposted) to Llanafan. Proceed up through the village and Arosfa is on the right-hand side towards the top of the village denoted by a For Sale Board.



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		
	82	83
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		
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