



**Low Dingle Lon Ty Llwyd, Llanfarian
Aberystwyth Ceredigion SY23 4UH**

Guide price £335,000



For Sale by Private Treaty

A detached 3 bedroomed bungalow with detached garage and large garden in a desirable edge of village location known as

Low Dingle
Lon Ty Llwyd
Llanfarian
Aberystwyth
Ceredigion
SY23 4UH

We are pleased to offer for sale this detached oil centrally heated and double glazed bungalow which enjoys a sought after edge of village location on Lon Ty Llwyd. To the rear of Low Dingle there is a large garden which extends up to the woodland and footpath. There is ample room to extend subject to the necessary planning and the large roof space could also be suitable for enhancing the existing accommodation.

Llanfarian is but 3 miles south of Aberystwyth on the A487 trunk road. There is a primary school and cafe at the village together with a regular bus service to Aberystwyth. The town has a good selection of both local and National traders in addition to social, leisure and educational facilities. Major employers include the University, National Library and Bronglais Hospital.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E

VIEWING

Strictly by appointment only made through the sole selling agents Aled Ellis & CO Ltd. 01970 62 61 60 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.

The property provides for the following accommodation. All room dimensions are approximate.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

Access to roof space, radiator. Doors to

LIVING ROOM

14 x 12'3 (4.27m x 3.73m)



Paraquet floor, fireplace with room heating range, wall lights, radiator, sliding patio doors to

CONSERVATORY

12'5 x 10'7 (3.78m x 3.23m)



Radiator, doors to fore.

KITCHEN

11'3 x 7'8 (3.43m x 2.34m)



Comprising of 1½ bowl stainless steel sink unit, tiled splashbacks. Base and eye level units with appliance spaces. Breakfast bar, radiator, airing cupboard. Door & window to rear.

BEDROOM 1

11'3 x 9'9 (3.43m x 2.97m)



Window to fore and radiator.

BEDROOM 3

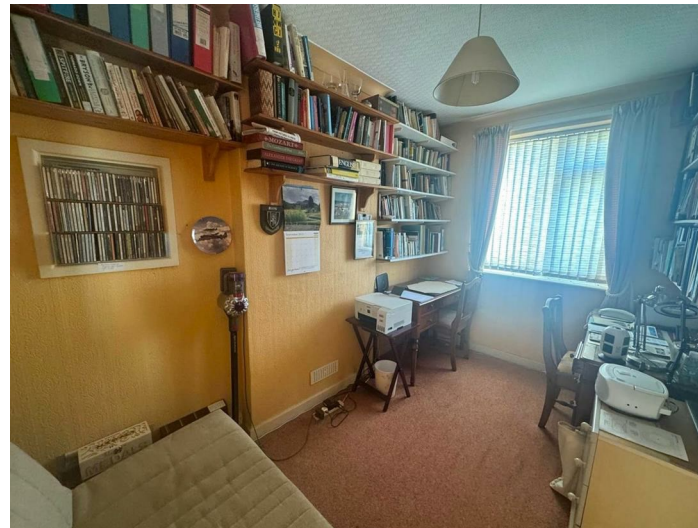
10 x 9'9 (3.05m x 2.97m)



Window to rear and radiator.

BEDROOM 2

11'4 x 7'6 (3.45m x 2.29m)



Window to side and radiator.

SHOWERROOM

5'5 x 7 (1.65m x 2.13m)



Comprising of a wash handbasin, in bathroom furniture, WC, large shower cubicle. Heated towel rail, fully tiled.

EXTERNALLY

Front lawned garden well stocked with shrubs together with tarmacadamed driveway/hardstanding leading to detached garage.

Rear paved patio area with steps leading up to the large rear garden. Part laid to lawn. With some trees and shrubs to the rear.

Garden sheds.

Oil Tank.



DETACHED GARAGE

14'3 x 9'7 (4.34m x 2.92m)

Up and over door, shelving, WC.

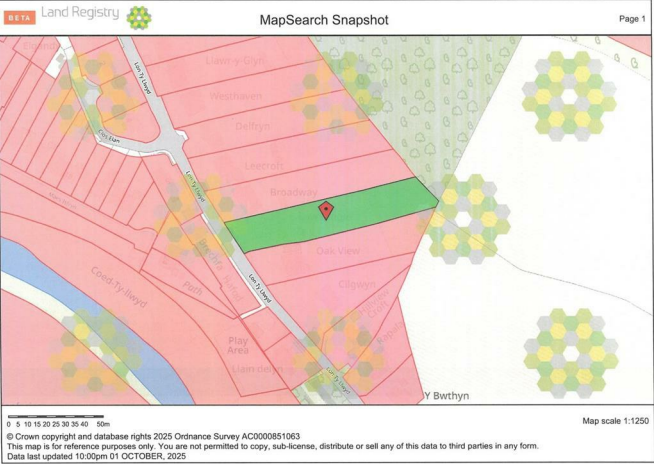
Attached utility room (4'4 x 9'2).

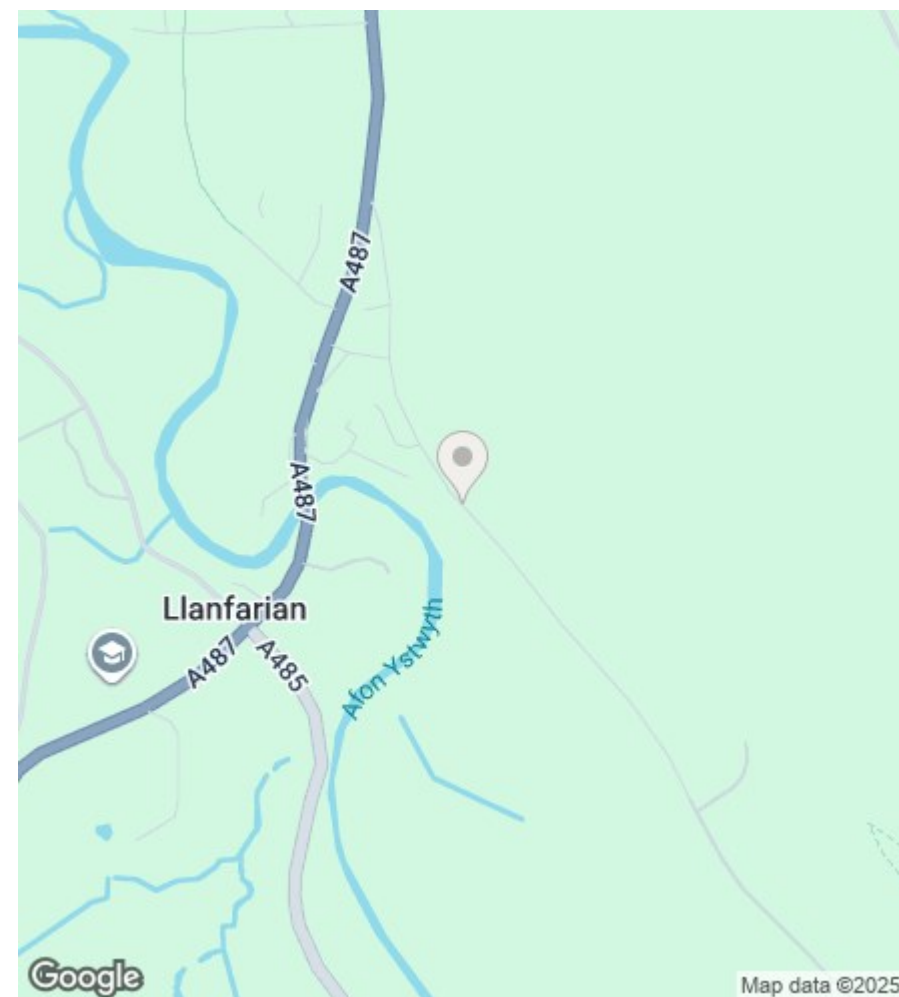
Free standing oil fired central heating boiler, single drainer stainless steel sink unit. Eye level units.


DIRECTIONS


What 3 Words:// strictest.isolating.snacking
From Aberystwyth proceed South on the A487 trunk road to Llanfarian. Take the first major turning left as you enter the village. Once you have passed the village hall on your right turn right at the T junction and the property is on the left towards the far end of the lane.







| 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 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 | | EU Directive 2002/91/EC  |

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