



**5 Clos Elan Lon Ty Llwyd, Llanfarian  
Aberystwyth Ceredigion SY23 4UL  
Guide price £395,000**



## For Sale by Private Treaty

A spacious modern 3/4 Bedrooomed home well situated on a small Cul de sac estate on the edge of the village.

5 Clos Elan  
Lon Ty Llwyd  
Llanfarian  
Aberystwyth  
SY23 4UL

We have been favoured with instructions to offer For Sale this commodious detached house with ample off-road parking. Properties in this area are sought after due to the convenient edge of town location and the proximity to the cycle path and other scenic walks. Llanfarian does provide for some local amenities to include a Primary School. There is a regular bus service from the village to Aberystwyth which is but 3 miles to the North. Aberystwyth is well blessed with social, leisure and cultural facilities to cater for the large local and student population. There is a good range of both local and National retailers available at the town centre and on the edge of town.

The multipurpose accommodation is highlighted on the attached floor plan. The windows are double glazed, and the property is warmed by means of underfloor heating.

### TENURE

Freehold

### SERVICES

Mains electricity, water and drainage are connected. Air Source Heating (installed 2022). Solar PV System with Battery (installed 2021). Please refer to Ofcom by using the following link: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX

Band F

### 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.

5 Clos Elan provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens.

### GROUND FLOOR

Covered porch with entrance door to

### RECEPTION HALLWAY

Door to

### SITTING ROOM

8'9 x 12'3 (2.67m x 3.73m)



Alternatively an office or a fourth bedroom, radiator, no underfloor heating.

### MODERN KITCHEN

7'3 x 20'3 (2.21m x 6.17m)



A comprehensive range of units with concealed fridge freezer and dishwasher together with built in Kenwood double oven and 4 ring induction hob. 1 ½ bowl sink unit with mixer tap. Tiled splashbacks and tiled floor, ceiling lights, windows to fore and side.

## DOWNSTAIRS WC



with washbasin, tiled floor and obscured window to rear. Large understairs cupboard.

## LIVING ROOM

21' x 14'9 (6.40m x 4.50m)



A fabulous spacious room with window to fore. Fireplace with real flame effect with wooden mantle and surround. Ceiling lights and laminated floor.

## CONSERVATORY

12'3 x 10'7 (3.73m x 3.23m)



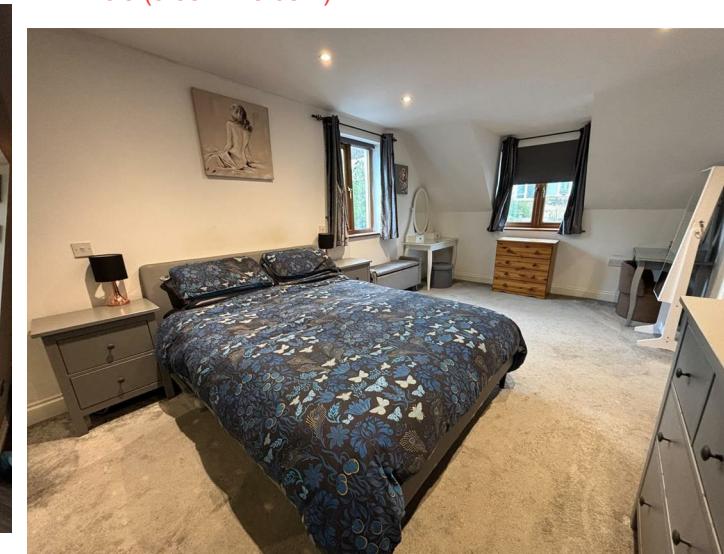
Tiled floor, double doors to patio.

## FIRST FLOOR

Landing doors to

## MASTER BEDROOM 1

11' x 16'8 (3.35m x 5.08m)





Windows to fore and side. Fitted mirrored wardrobes along one wall. Door to



Jacuzzi bath (not tested), shower cubicle, wash basin, tiled floor,  $\frac{1}{2}$  tiled walls, extractor fan.

### BEDROOM 3 17'6 x 15'3 (5.33m x 4.65m)



Window to side.

### EN SUITE BATHROOM 8'6 x 7'5 (2.59m x 2.26m)



### BEDROOM 2 12'9 x 11'4 (3.89m x 3.45m)



Window to side.

### BATHROOM 8'8 x 5'7 (2.64m x 1.70m)



Shower cubicle, washbasin, bath and WC. Velux window, part tiled, tiled floor, extractor fan.

## EXTERNALLY



Ample off-road parking. Well looked after grounds, paved patio and decking. Several garden sheds and lawned garden with flower beds and shrubs.

## DIRECTIONS

(What3Words: stops.vitals.competing)

Take the A487 trunk road South to Llanfarian. Rake the first major turning tight and proceed to the side of the Village Hall to the T Junction. Turn right and proceed down Lon Ty Llwyd and 5 Clos Elan will be on your right hand side.







5 Clos Elan , Lon Ty Llwyd, Llanfarian



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	92
(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 <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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