



**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 Bedroomed home well situated on a small Cul de sac estate on the edge of the village.

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Lon Ty Llwyd
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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

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

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

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



Jacuzzi bath (not tested), shower cubicle, wash basin, tiled floor, ½ tiled walls, extractor fan.

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



Window to side.

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



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. Take 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.





Total area: approx. 165.6 sq. metres (1782.5 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.

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 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 | |

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

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