



16 Dol Y Meillion,
Llanilar SY23 4AN
Guide price £335,000



A wonderfully presented recently built detached 3 bedroomed family home with separate study, spacious rear garden & driveway.

Llanilar provides for local amenities to include primary school, village stores and places of worship. The university and market town of Aberystwyth is some 7 miles or so travelling distance to the north, the town having a good range of amenities to cater for the large local and student populations. The property is also convenient to the cycle path which leads to Aberystwyth or Trawscod in the other direction.

Study



With window to fore.

16 Dol Y Meillion is a loved and well maintained home and is well worthy of inspection! The well laid out accommodation is highlighted on the floorplan. Early viewings are highly recommended.

Tenure

Freehold.

Services

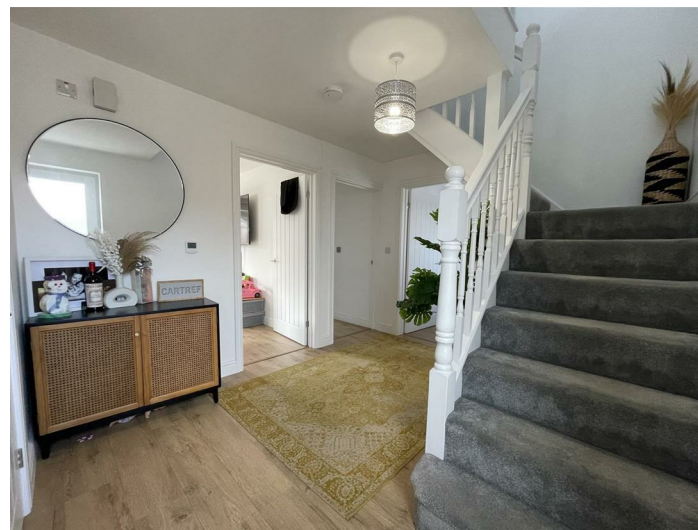
Mains services connected. Air source heating.

Council Tax Band

E

Viewing

Front Entrance Door to Reception Hallway



With under-stairs storage cupboard, stairs to first floor accommodation and doors to

Downstairs WC



With wc, wash hand basin set in vanity unit, heated towel rail and obscured window to side.

Living Room



With french doors to rear patio, window to side and spotlights.



Utility



Bedroom 3



Kitchen



With appliance spaces and door to external rear side.

With window to fore and radiator.

First Floor Accommodation

Landing

With window to fore, access to loft space and doors to

Bedroom 2



With window to rear and radiator.

Comprising modern fitted grey gloss kitchen, integrated appliances, sink with mixer tap, double fitted oven/grill and cooker with extractor fan hood. Window to rear and door to

Bedroom 1



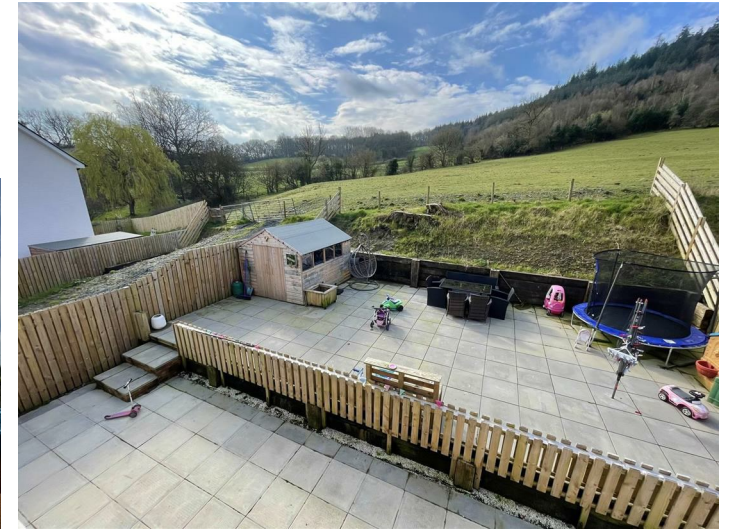
With window to rear and radiator.

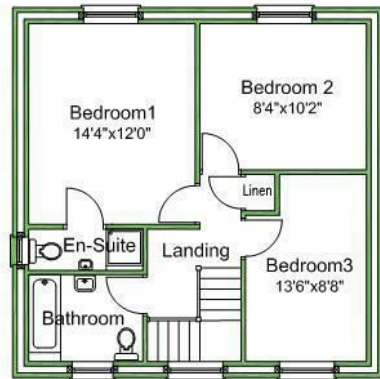
Externally



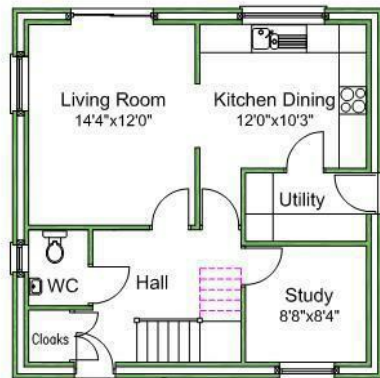
To the front of the property, there are steps leading up to the front open porch or access via the

driveway to the side of the property. The front garden has been filled with decorative clippings and the spacious rear south facing garden has been fully paved for ease and low maintenance.





FIRST FLOOR PLAN

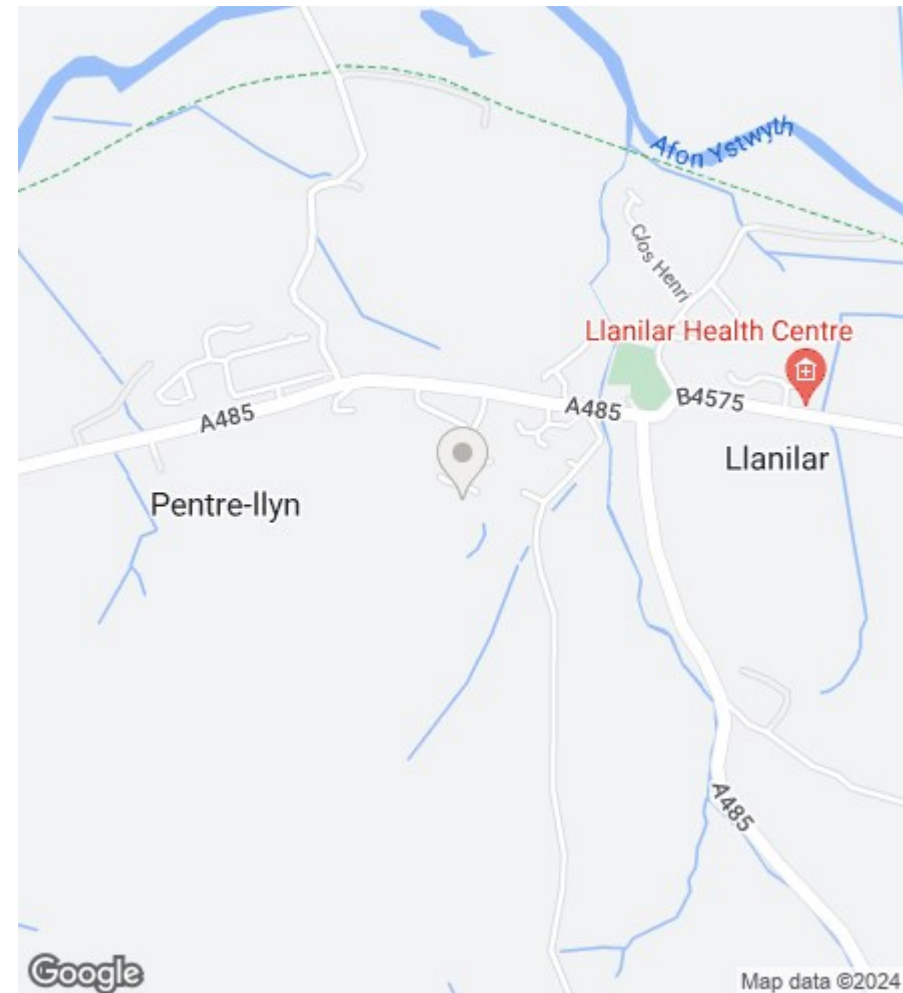


GROUND FLOOR PLAN

Proposed Housing
At Dolymellion, Llanilar
Aberystwyth for
**Rheidol
Developments**

Identification Purposes
Only
Accuracy Not Guaranteed

PLOT 16



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	87	
(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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