



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 Trawscoed 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.

## First Floor Accommodation

### Landing

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

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

With window to fore and radiator.

## Bedroom 2



With window to rear and radiator.

## Bedroom 1



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.

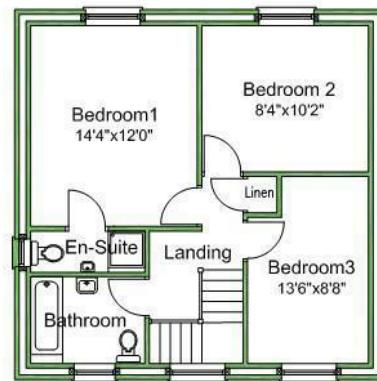


With window to rear and radiator.

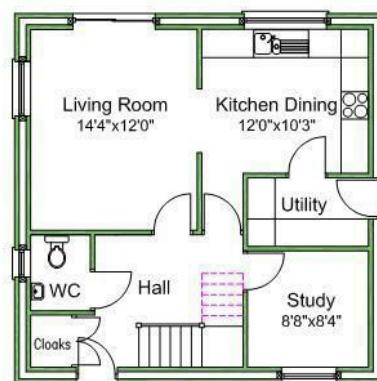
## Externally



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



FIRST FLOOR PLAN

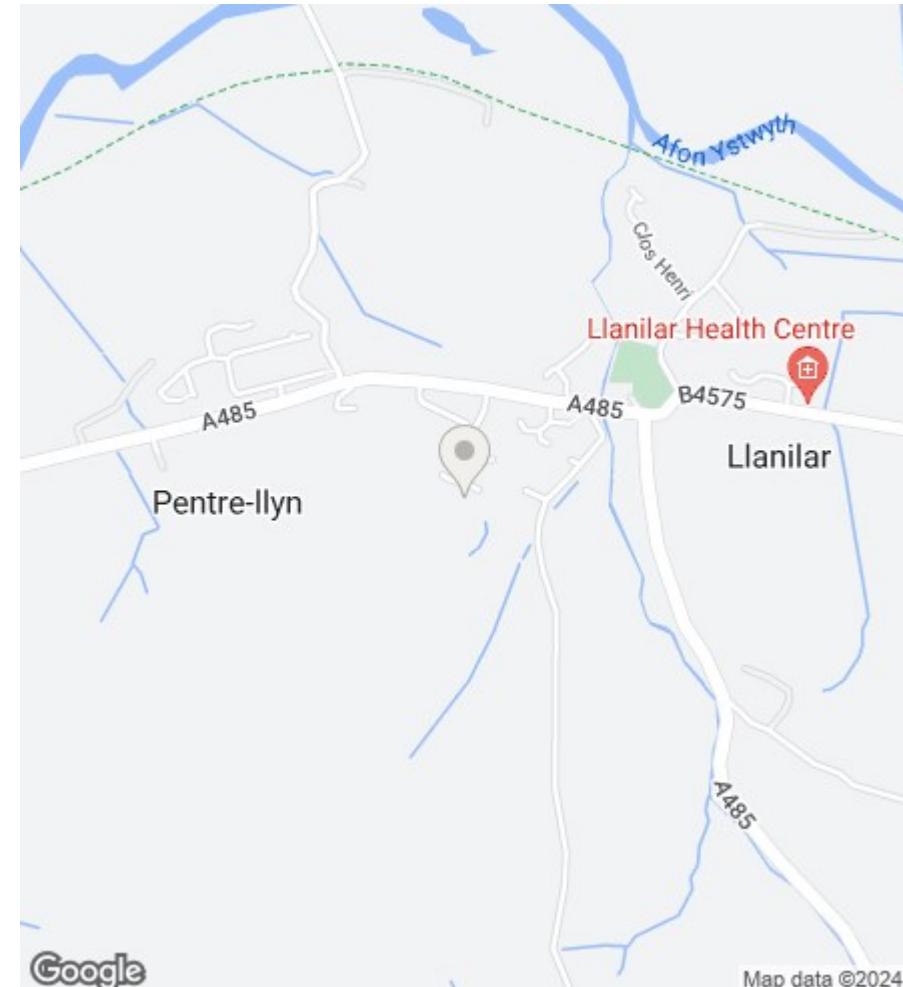


GROUND FLOOR PLAN

Proposed Housing  
At Dolymellion, Llanilar  
Aberystwyth  
Rheidal  
Developments

Identification Purposes  
Only  
Accuracy Not Guaranteed

PLOT 16



Google

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			
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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