

Attention 1st time buyers ! Comfortable 2 bed end of terrace property. Located in the sought after village of Llanilar. Near Aberystwyth.



4 Talar Deg Llanilar, Aberystwyth, Ceredigion. SY23 4NL.

£179,950

Ref R/4895/ID

****ATTENTION 1ST TIME BUYERS !**** A comfortable 2 bed home**Located in the sought after village of Llanilar**A level walking distance to all village amenities**Ample private parking for 3 cars**Enclosed rear garden area**In need of some modernisation**2 large bedrooms, however can be divided into 3 bedrooms**Only a 10 minute drive to the Cardigan Bay coastline at Aberystwyth** Economy 7 Heating **

The accommodation comprises of entrance hall, front lounge, rear kitchen/dining room, 2 large double bedrooms and bathroom.

The property is situated in the popular rural village of Llanilar being some 5 miles from the Cardigan Bay coastline at Aberystwyth. The village offers a good level of local amenities and services including - village shop, Post Office, primary school, doctors surgery, places of worship and public transport connectivity. The university town of Aberystwyth is a 10 minute drive of the property offering a good level of local amenities and services including regional hospital, Network Rail connections, retail parks, industrial estate and employment opportunities, traditional high street offerings, higher education facilities and access to famous promenade. Llanilar also lies on the popular Ystwyth cycle path trail.



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GROUND FLOOR

Front Entrance Hall -

Via uPVC half glazed door with stairs raising to first floor and door into -

Living Room



13' 7" x 12' 1" (4.14m x 3.68m) with large double glazed window to front, Economy 7 heater, archway leading into -

Kitchen/Dining Room





15' 3" x 9' 4" (4.65m x 2.84m) a spacious kitchen comprising of fitted base and wall cupboard units with Formica work surfaces above, electric cooker point, plumbing for automatic washing machine, double glazed window to rear, exterior door, Economy 7 heater.

FIRST FLOOR

Central Landing



With airing cupboard and night storage heater and ladder access to half boarded roof space. Door leading to -

Bathroom



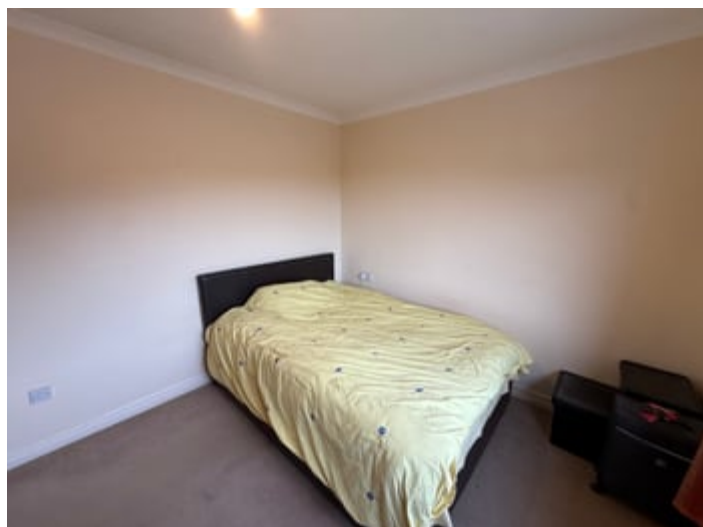
6' 4" x 5' 5" (1.93m x 1.65m) with an avodaco suite comprising of a panelled bath with electric shower above, pedestal wash-hand basin, low level flush WC, half tiled walls, frosted window to rear.

Double Bedroom 1



10' 9" x 8' 5" (3.28m x 2.57m) with fitted wardrobe and double glazed window to rear.

Double Bedroom 2





9' 4" x 15' 3" (2.84m x 4.65m) ** please note this room is large enough to be divided into 2 separate bedrooms should you wish ** double glazed window to front and fitted wardrobe and office space.

EXTERNAL

To the front -



The property is approached via an adopted estate road with paved parking area to side with space for 3 cars, level front lawn area and access to -

Rear Garden Area

Fully enclosed, laid to lawn and patio area laid to slabs.





MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised the property benefits mains water, electricity and drainage. Economy 7 central heating.

Tenure : Freehold.

Council Tax Band : C (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (65)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

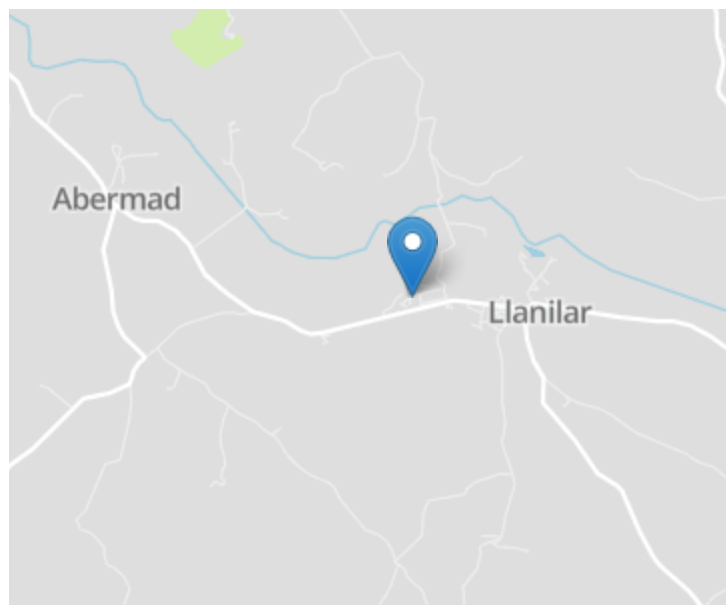
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

From Aberystwyth take the A487 coast road south into Llanfarian and turn left at the A485 Tregaron road through to the village of Llanilar. Take the first major turning left and proceed through Cwmaur bearing left into Talar Deg and number 4 is immediately on your left hand side as identified by the agents 'For Sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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