

Regulated by:



Since 1989

*A modern well presented semi detached house on a select residential development. Near  
Aberystwyth, West Wales*



**10 Y Gorlan, Llanilar, Aberystwyth, Ceredigion. SY23 4AH.**

**REF: R/2690/LD**

**£172,000**

\*\*\* Modern well presented semi detached house \*\*\* Spacious and well insulated \*\*\* 2 bedroomed accommodation - Low running costs \*\*\* Positioned on a select sought after residential development \*\*\* Suiting 1st Time Buyers/Investment Purchasers \*\*\* UPVC double glazing, electric heating and good Broadband speeds available

\*\*\* Low maintenance front and rear garden with large patio, level turfed garden with raised shrub and flower borders \*\*\* A rural backdrop over open fields \*\*\* Studio/workshop space - Ideal for a home office \*\*\* Suiting early viewing - You will not be disappointed

\*\*\* Only a 10 minute drive from Aberystwyth \*\*\* In a semi rural Village location \*\*\* Close to the Cambrian Mountains \*\*\* On a regular Bus Route with Primary School and Doctors Surgery \*\*\* Contact us today

## LOCATION

The property is situated within the rural Village of Llanilar, being a 10 minute drive from Aberystwyth with its comprehensive range of National and Local Retailers, University Campus, Regional Hospital, National Rail connections, Cafes, Bars and Restaurants. Access to the 'All Wales Coastal Path'. Llanilar offers a very popular Local Primary School, Doctors Surgery and Village Shop and Public House. Tregaron is a 20 minute drive away from the Village of Llanilar.

## GENERAL DESCRIPTION

Here we have on offer a well presented and modern semi detached house in a sought after residential development. The property enjoys 2 bedroomed accommodation along with electric heating and UPVC double glazing, and whilst enjoying good Broadband speeds.

Low maintenance living at its best with a patio and turfed garden and a large workshop/studio ideal for home office working. In all a well appointed property with high insulation qualities. A must view.

## RECEPTION HALL

Accessed via a UPVC front entrance door, tiled flooring.

## UTILITY ROOM

With plumbing and space for automatic washing machine and tumble dryer, wash hand basin, laminate flooring, plumbing in-situ as formerly being the ground floor w.c.



## KITCHEN

14' 9" x 7' 10" (4.50m x 2.39m). A fitted modern kitchen with wall and floor units with work surfaces over, stainless steel sink and drainer unit, Belling free standing cooker with extractor hood over, electric storage heater, tiled flooring, tiled splash backs.



## KITCHEN (SECOND ANGLE)



## LIVING ROOM

15' 2" x 14' 8" (4.62m x 4.47m). A large Family living area with patio doors opening onto the rear patio garden, staircase leading to the first floor accommodation, electric wall heater, TV. and telephone points.



**LIVING ROOM (SECOND ANGLE)**



## FIRST FLOOR

### LANDING

Via timber staircase from the Living Room.



## BEDROOM 1

14' 8" x 7' 10" (4.47m x 2.39m). With two windows to the front elevation with far reaching country views, large wall to wall built-in cupboards, TV. and telephone points.



## BEDROOM 2

9' 6" x 8' 6" (2.90m x 2.59m). With two windows enjoying views over the rear garden, TV. point.



## BATHROOM

11' 9" x 4' 11" (3.58m x 1.50m). A pleasant Family sized 3 piece suits comprising of panelled bath with power shower over, low level flush w.c., pedestal wash hand basin, extractor fan, down lighters, built-in storage cupboard.



## EXTERNALLY

### GARDEN

Low maintenance living with a recently landscaped garden having a large patio area leading up to a level turfed garden with a fantastic range of flower and shrubbery borders, all of which backing onto open country fields. The garden is private and ideal for Family living.

To the front lies a sloping lawned garden.



## GARDEN (SECOND ANGLE)



## GARDEN (THIRD ANGLE)



## STUDIO/OFFICE SUITE

6m x 2.5m. Of timber construction under a box profile roof. Currently split into two compartments, first of which being a workshop/garden store and the second being an office, being fully insulated, with electric wall heater. Currently being utilised as a home office but suiting a variety of uses. This being a particular feature to this most charming property.



## PARKING AND DRIVEWAY

A tarmacadamed driveway lies to the side of the property providing parking for up to two vehicles.

## VIRTUAL VIDEO

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## AGENT'S COMMENTS

A delightful property in a sought after locality. A must view.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council – Band 'C'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

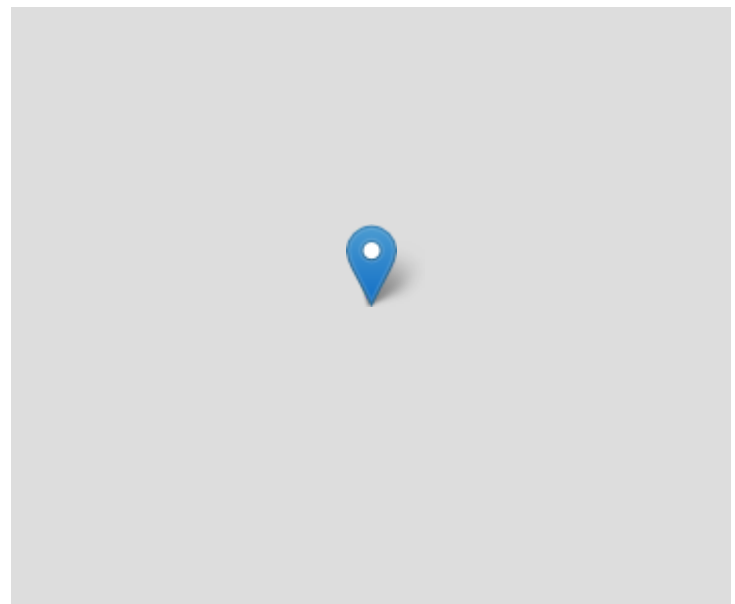
From Aberystwyth take the A485 road towards Tregaron via Llanfarian. Once reaching Llanilar continue through the Village and the entrance to Y Gorlan will be on your right hand side. Continue into the Estate and the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 Facebook and Instagram Pages



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 