

*Attention first time buyers! Attention investors! Spacious 3 bedroom semi-detached home. Llanilar.  
Near Aberystwyth. West Wales.*



**2 Tan Y Gorlan, Llanilar, Aberystwyth, Ceredigion. SY23 4NZ.**

**£229,500**

**R/4278/RD**

**\*\* Attention first time buyers \*\* Spacious 3 bed semi-detached home \*\* Countryside views \*\* Erected by reputable local developer \*\* First time on the market \*\* Private off-road parking \*\* Well presented \*\* Offering a great opportunity to get onto the housing ladder \*\* Walking distance to village amenities \*\* Highly efficient with low running costs \*\* 3 double bedroom accommodation \*\* A GREAT PROPERTY NOT TO BE MISSED \*\***

The property is situated in the popular rural village of Llanilar with its primary school, village shop, places of worship, doctors surgery and good public transport connectivity. The university town of Aberystwyth is some 10-15 minutes drive from the property offering a wider level of local amenities and services including secondary schools, 6th form college, regional hospital, Network Rail connections, retail parks, Welsh Government and Local Authority offices, National Library of Wales, employment opportunities, traditional high street offerings and its famous promenade.



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## ACCOMMODATION

### Entrance Hallway

7' 5" x 12' 9" (2.26m x 3.89m) accessed via glass panel uPVC door from the covered porch, radiator, multiple sockets.



### Lounge

14' 2" x 15' 4" (4.32m x 4.67m) a comfortable family living room with radiator, window to front, multiple sockets, TV point.



### WC

WC, single wash hand basin, rear window, tiled flooring.





### Kitchen

11' 7" x 15' 9" (3.53m x 4.80m) with a range of modern oak effect base and wall units, stainless steel sink and drainer with mixer tap, washing machine or dishwasher connection points, Candy electric hob with extractor over, Candy electric oven and grill, spotlights to ceiling, understairs cupboard, rear window to garden. Dining area with space for 4+ persons table, sliding patio doors to garden, tiled flooring.



### Utility Room

4' 9" x 9' 5" (1.45m x 2.87m) with a range of base units, stainless steel sink and drainer with mixer tap, Worcester combi-oil boiler, washing machine connection, external door to garden, tiled flooring.



## FIRST FLOOR

### Landing

6' 4" x 8' 6" (1.93m x 2.59m) with airing cupboard with slatted shelving and radiator, access to loft.





### Bathroom

6' 5" x 8' 1" (1.96m x 2.46m) panelled bath with shower over, WC, single wash hand basin, heated towel rail, tiled flooring, rear window.



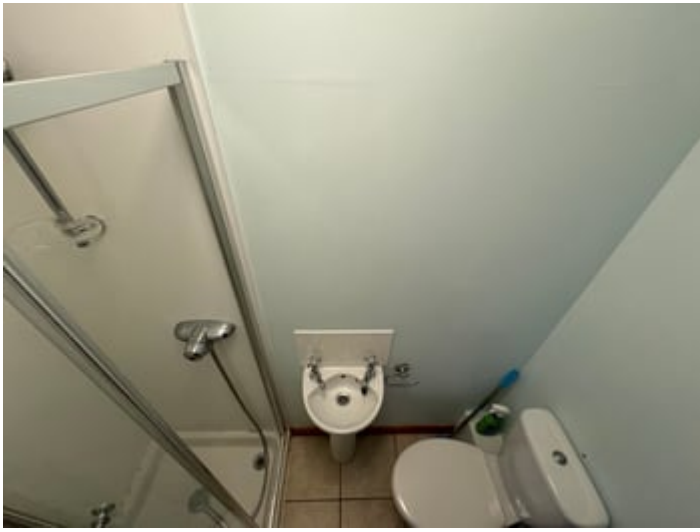
### Rear Bedroom 1

12' 9" x 9' 9" (3.89m x 2.97m) double bedroom, window to rear overlooking garden and enjoying a countryside outlook, multiple sockets, radiator, fitted wardrobes.



### En-Suite

2' 6" x 6' 4" (0.76m x 1.93m) enclosed shower, WC, single wash hand basin, tiled flooring.



### Front Bedroom 2

9' 7" x 11' 7" (2.92m x 3.53m) double bedroom, window to front, multiple sockets, radiator.



### Front Bedroom 3

8' 2" x 11' 1" (2.49m x 3.38m) double bedroom, window to front, multiple sockets, radiator, fitted cupboards.



## EXTERNAL

### To Front

The property is accessed from the adjoining county road into a front gravelled forecourt area with designated private parking and shared turning space, ramp access to the front door and porch with footpath access leading through to:





**To Rear**

Rear garden area and patio space from the dining room with steps leading down to a wonderful mature garden predominately laid to lawn with:



### **Timber Garden Shed**

8' 0" x 6' 0" (2.44m x 1.83m)

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Mature planting and fenced boundary.

### **MONEY LAUNDERING REGULATIONS**

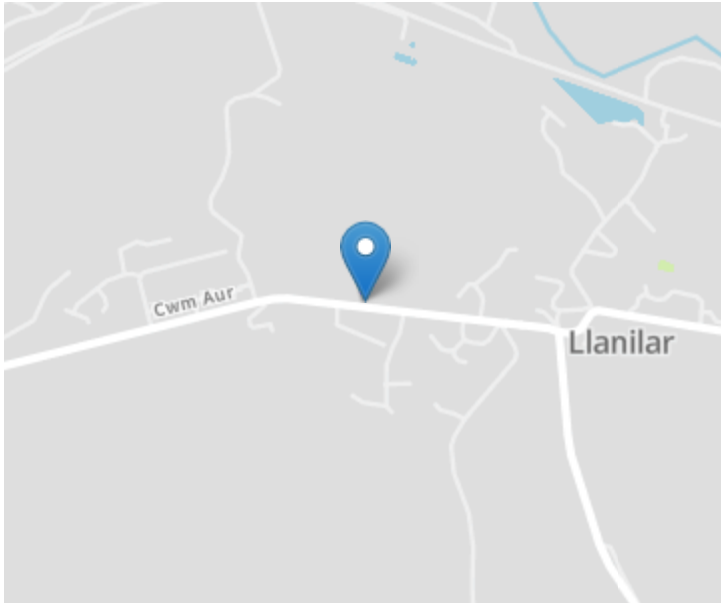
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

### **Services**

We are advised that the property benefits from mains water and electricity. Private drainage. Oil central heating.

Council tax band D.

Tenure - Freehold.



### Directions

On entering the village of Llanilar on the A485 proceed past the Cwm Aur estate on your left hand side and as you travel down the hill passing the entrance to Y Gorlan on your right and the access to Tan y Gorlan 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		100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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