

*Attention 1st time buyers ! Recently refurbished 3 bed semi detached house. Located in a popular semi rural village. Llanilar Near Aberystwyth.*



**6 Cwm Aur, Llanilar, Aberystwyth, Ceredigion. SY23 4NT.**

**£240,000**

**Ref R/4963/ID**

**\*\*Attention 1st time buyers or young family ! \*\*Deceptively spacious 3 bedroom semi detached residence\*\*Recently modernised throughout\*\*Popular semi rural village location\*\*Walking distance to all village amenities\*\*Enclosed rear garden\*\*Well presented and maintained\*\*New electric heating system\*\*Ample private parking\*\*Double glazing throughout\*\*A Perfect house to get on the ladder\*\***

The property comprises of entrance hall, spacious lounge, kitchen/dining room. First floor - 3 double bedrooms, bathroom and separate wc.

The property is situated within 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. There is also an active community hall. The University town of Aberystwyth is within a 10 minutes drive of the property offering a good level of local amenities and services including regional hospital, network rail connections, retail parks, industrial estates and employment opportunities, traditional high street offerings, higher education facilities and access to the famous promenade. Aberystwyth is the main strategic town in Mid Wales. Llanilar also lies on the Ystwyth cycling trail.



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## GENERAL

The property is believed to have been built in the early 80's of traditional cavity wall construction under a tiled roof.

The property benefits from double glazing throughout and a new Haverland central heating system.

The current vendors have modernised the property including a new high quality kitchen.

The property is perfect for those looking for a first property or would make a great family home.

## GROUND FLOOR

### Entrance Hall



5' 11" x 5' 9" (1.80m x 1.75m) with half glazed upvc door, laminate flooring, stairs to first floor. Doors into -

### Lounge

21' 10" x 10' 10" (6.65m x 3.30m) a spacious but comfortable lounge with large double glazed window to front, french doors to rear garden, electric Haverland heater, tv point, recently been carpeted.





### Kitchen/Dining Room

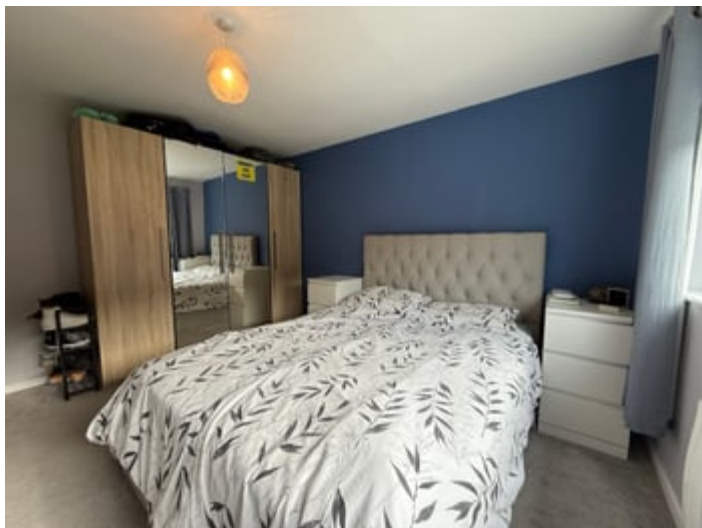
11' 2" x 28' 6" (3.40m x 8.69m) a recently installed kitchen comprising of good quality base and wall cupboard units with complimentary working surfaces above, inset drainer sink with mixer tap, electric oven and hob (subject to negotiation), modern extractor hood, space for under counter washing machine and dishwasher, double glazed window to rear overlooking garden, side solid oak stable door, space for large dining table, 2 electric heaters, double glazed window to front.



## FIRST FLOOR

### Central Landing

### Front Bedroom 1



13' 0" x 11' 0" (3.96m x 3.35m) with large double glazed window to front, Haverland electric heater.

### Front Bedroom 2



8' 0" x 13' 0" (2.44m x 3.96m) with exposed timber flooring, double glazed window to front.

### Rear Bedroom 3



11' 0" x 9' 0" (3.35m x 2.74m) a comfortable double bedroom with double glazed window to rear, Haverland electric heater.

### Bathroom



8' 1" x 8' 0" (2.46m x 2.44m) a modern white suite comprising of panelled bath with Triton T80 electric shower above with shower screen, vanity unit with wash hand basin, frosted window to front, cupboard housing hot water tank, pvc lined boards, herringbone effect flooring.

## Separate W.C.



With low level flush w.c. and frosted window to rear.

## EXTERNALLY

### To the Front



The property is approached via an adopted estate road with driveway providing parking for 2-3 cars which is mostly laid to slate chippings with side access leading to -

## The Rear



Which comprises of a fully enclosed rear garden area, mostly laid with a mixture of golden chippings and slate chippings to provide a low maintenance secure garden.

Adjoining tool shed 3.6m x 2.3m.

## 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**

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 that the property benefits from mains water, electricity and drainage. Recently installed electric Haverland heating system.

Council Tax Band C (Ceredigion County Council)

Tenure - Freehold.

## MATERIAL INFORMATION

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**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 (56)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

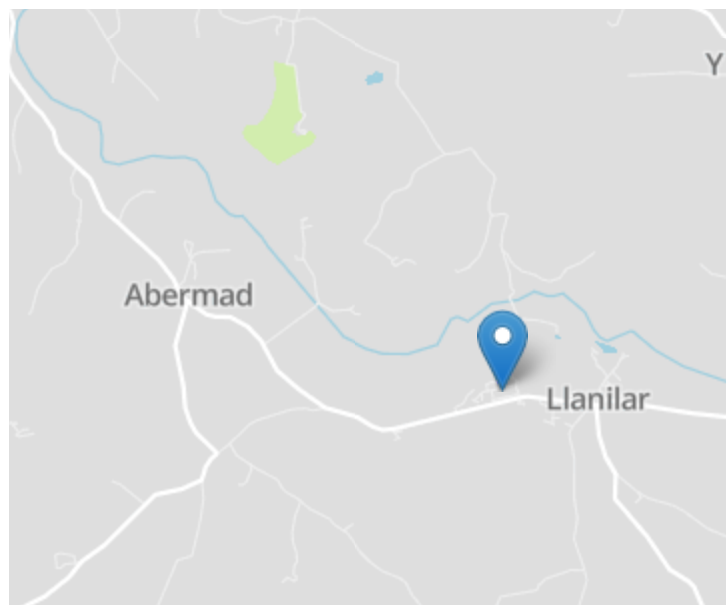
**Any risk of coastal erosion?** No

**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

Travelling into Llanilar on the A487, Cwm Aur estate is located on your left hand side, please turn into the estate, bearing right and the property will be the second property on the left hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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 

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

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