

*A deceptively spacious 4 bed family home set in a popular rural village. Edge of Aberystwyth on Cardigan Bay - West Wales.*



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

**£319,000**

**Ref R/4804/RD**

**\*\*Deceptively spacious 4 bed detached family home\*\*4 double bedrooms (2 bathrooms)\*\*large private corner plot\*\*Enclosed rear garden\*\*Private parking\*\*Walking distance to village amenities\*\*10 minutes drive to Aberystwyth\*\*Well presented and maintained\*\*A FINE FAMILY HOME THAT IS ATTRACTIVELY PRICED\*\*MUST BE VIEWED TO BE APPRECIATED !\*\***

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 and 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. The Market town of Tregaron lies within some 20 minutes drive of the property.



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## GENERAL

A deceptively spacious and impressive family home with bundles of good quality living accommodation and 4 spacious double bedrooms with supporting en suite and bathroom facilities.

The house sits in a large corner plot with ample off road parking and private rear garden.

The property is extremely well presented and ready to move into.

## GROUND FLOOR

### Entrance Hallway

Accessed via covered porch and glass panel upvc door with side glass panel.

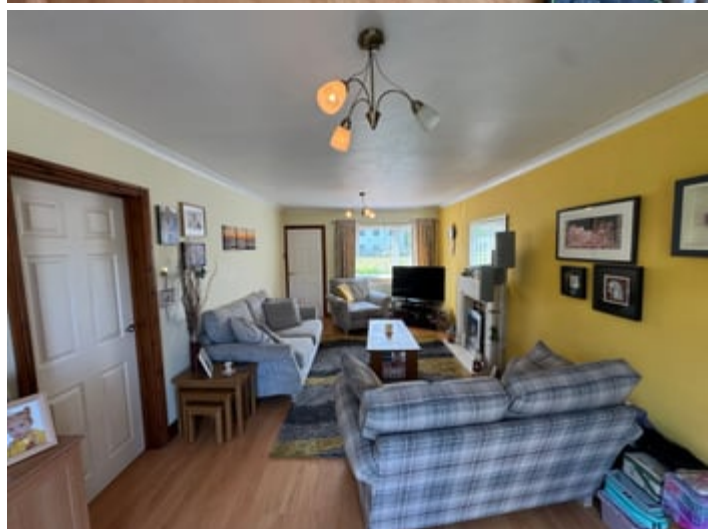
### Hallway

With wall lights, laminated floor, staircase to first floor, radiator. High level window to side.



### Lounge

21' 8" x 11' 0" (6.60m x 3.35m) with white stone mantel piece with hearth inset electric fire, laminated floor, two sets of ceiling lights, panelled radiator, Window to front. double French Pvc doors to rear decking with balustrade, multiple sockets.

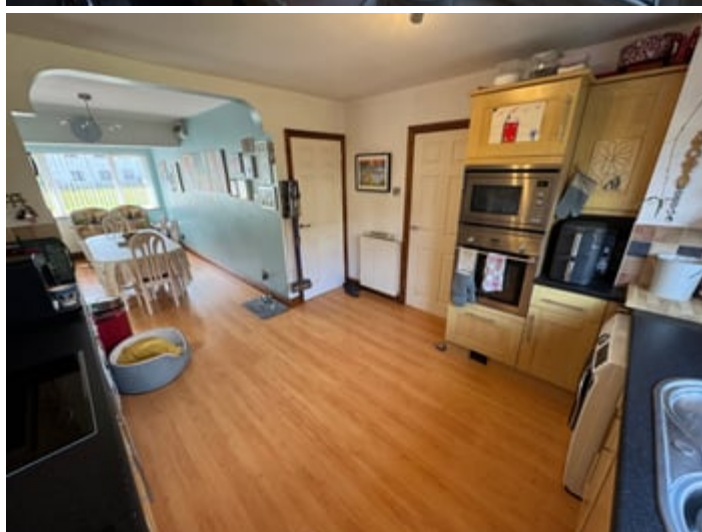






### Kitchen/Diner

28' 7" x 11' 2" (8.71m x 3.40m) A Modern kitchen fitted with a range of Oak effect wall, base & drawer units with formica work top and neutral tiled splash back incorporating Diplomat hobs with extractor over, split level oven and microwave above, double circular stainless steel sink with mixer tap, Integral fridge/freezer and dishwasher, plumbing for washing machine, Worcester Heat slave Oil boiler which heats hot water and heating, panelled radiator, four track spotlights, picture window to rear garden, understairs storage cupboard. The dining area with space for 4+ persons table, paneled radiator, two sets of ceiling lights, radiator, laminate flooring, multiple sockets. picture window to front, Pvc side door to outside.







### Inner Hallway

With laminated floor, window to rear. Access to Attic.

### Shower Room



With a white suite with curved Shower Cubicle with wifi control, low flush WC,, pedestal wash hand basin. Chromium Towel rail, Manrose extractor fan, window to side.

### Bedroom 1

12' 8" x 10' 9" (3.86m x 3.28m) a double bedroom with radiator, multiple sockets, TV point, window to front.





## FIRST FLOOR

### Bedroom 2

12' 7" x 11' 2" (3.84m x 3.40m) Luxurious double bedroom with fitted cupboards with clothes railings, multiple sockets, TV paneled radiator, window to front.



### Bedroom 3

13' 3" x 8' 1" (4.04m x 2.46m) Double bedroom, window to front, fitted cupboard, multiple sockets, radiator, tv point



### Rear Bedroom 4

11' 3" x 9' 0" (3.43m x 2.74m) A double bedroom, multiple sockets, radiator, window to rear garden.





## Luxury Bathroom



With a modern white bathroom suite including a roll top bath, pedestal wash hand basin with large heated circular mirror, Curved Shower Cubicle with shower unit, heated chromium towel rail, Manrose extractor fan, Rear window to garden, tiled flooring and walls.

## EXTERNALLY

## To the Front



The property is approached from the adopted estate road to the corner plot with brick paviour driveway with space for 2 plus vehicles. Also with an additional parking area opposite the main house.

Front lawn and side gates leading through to -



## Rear Garden







A rear enclosed garden area predominantly laid to lawn with mature hedgerows to boundaries, extended decking from the lounge area, decorative gravel spaces.

Timber Garden Shed 11' x 9'.

Pergola. Bricked wall to perimeter with timber boarding.

## MONEY LAUNDERING

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

Mains electricity, water and drainage. Oil central heating.

Council Tax Band "D" (Ceredigion County Council).



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (50)

**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

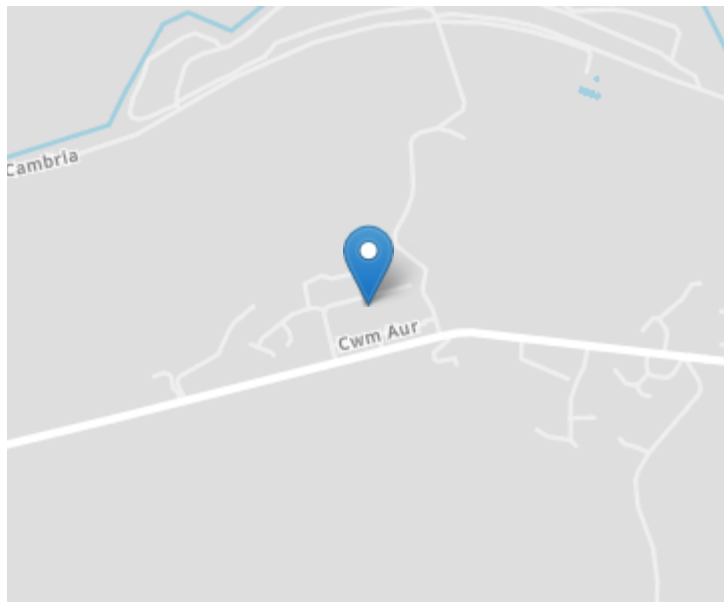
**Is the property listed?** No

**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, Cwm Aur estate is located on your right left hand side, please turn into the estate, bear left and the property is located on the corner as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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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