

*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.**

**£175,000**

**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.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

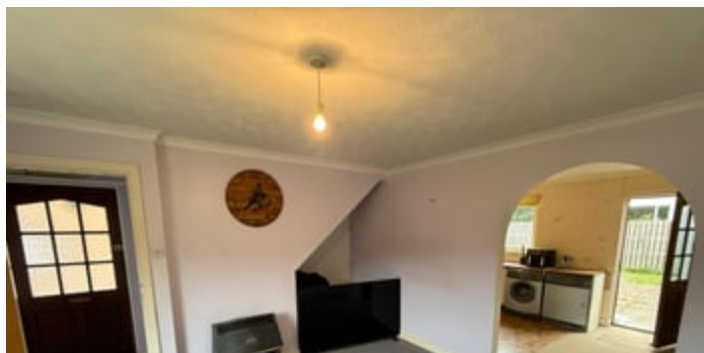
## GROUND FLOOR

### 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 -



## FIRST FLOOR

### Central Landing

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





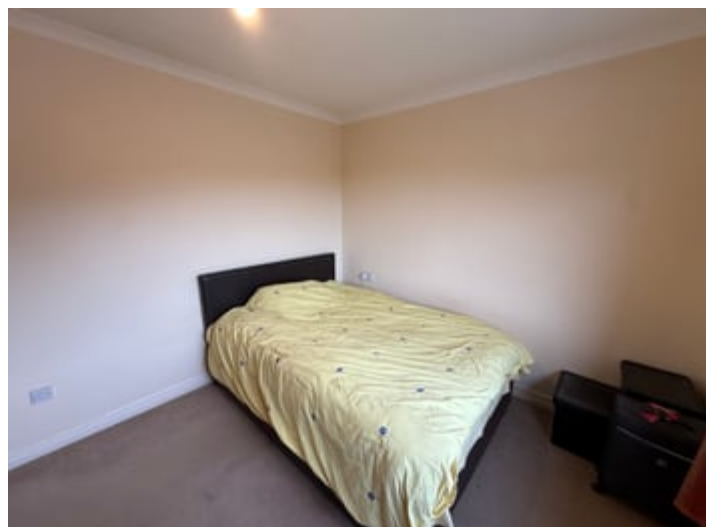
### Double Bedroom 1

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.



## 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

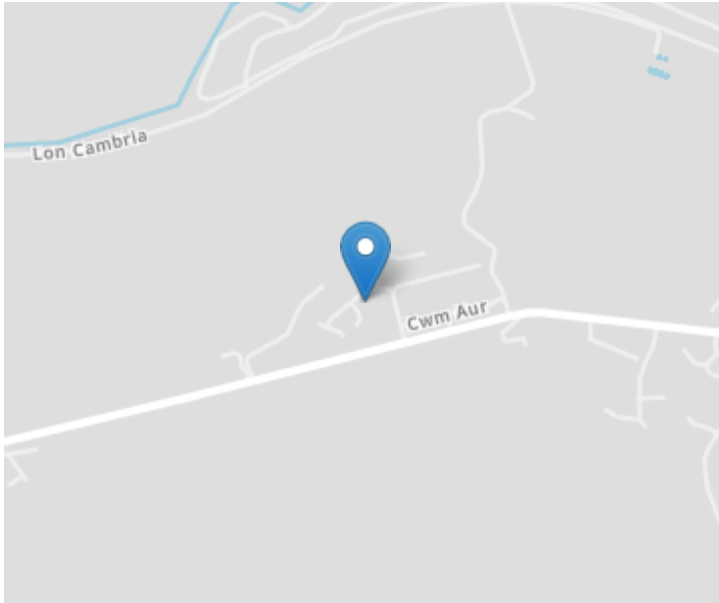
**Any risk of coastal erosion?** No

**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+) <b>A</b>                              |         | <b>89</b>                                                                                                      |
| (81-91) <b>B</b>                            |         |                                                                                                                |
| (69-80) <b>C</b>                            |         | <b>65</b>                                                                                                      |
| (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 |         |                                                                                                                |
| England, Scotland & Wales                   |         | EU Directive<br>2002/91/EC  |

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**