



**2 Clos Y Llan , Lledrod
Aberystwyth Ceredigion SY23 4HZ
Guide price £345,000**



Situated on a small cul-de-sac in the heart of the village, a modern 4 bedroomed family house together with integral garage, ample parking and lawned garden.

The property has been well looked after and provides for commodious family accommodation. 2 Clos Y Llan is double glazed and has the benefit of oil fired central heating. The estate road has not been adopted.

The university and market town of Aberystwyth is but 10 miles or so travelling distance on the coast. The town having local and national retailers and secondary schools. The pretty market town of Tregaron is some 9 miles in-land. Local amenities are available at the near by village of Llanilar to include primary school and village stores.

TENURE:

Freehold

SERVICES:

Mains electricity and water. Private drainage.

COUNCIL TAX:

Band

VIEWING:

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

2 Clos Y Llan provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with tiled floor, radiator, stairs to first floor accommodation. Door to

LIVING ROOM

12' x 19' (3.66m x 5.79m)



with solid oak floor, bay window to fore and French doors to rear garden. Radiators.

KITCHEN

9'7 x 11'2 (2.92m x 3.40m)



comprising 1½ bowl stainless steel sink unit with mixer tap. Range of base units incorporating an electric double oven and 4 ring hob over. Concealed fridge and freezer. Worktops and splashbacks. Eye level units with extractor fan, radiator and tiled floor. Window to fore and door to



INTEGRAL GARAGE
9'9 x 19'5 (2.97m x 5.92m)



with up and over door and window to rear.

FROM RECEPTION HALLWAY
with door to



with free standing oil fired central heating boiler, single drainer stainless steel sink unit with mixer tap. Base unit, appliance spaces and plumbing for automatic washing machine. Tiled floor, radiator, window to fore, door to rear and door to

DINING ROOM
11'2 x 10'8 (3.40m x 3.25m)



with solid oak floor, radiator and French doors to rear garden. Under stairs cupboard.

DOWNSTAIRS WC
with radiator, tiled floor and wash hand basin.

FIRST FLOOR ACCOMMODATION

LANDING
with linen cupboard, radiator, access to roof space and doors to

BEDROOM 1

11'3 x 9'4 max (3.43m x 2.84m max)



with window to rear and radiator.

MASTER BEDROOM 2

12'1 x 11'3 (3.68m x 3.43m)



with window to fore and radiator.

ENSUITE SHOWER ROOM

4'2 x 6'3 (1.27m x 1.91m)



comprising wash hand basin, wc and shower cubicle. Part tiled and radiator.

BATHROOM

7' x 5'5 (2.13m x 1.65m)



comprising bath with mixer tap and screen. Wash hand basin and wc. Part tiled, radiator, shaver point and light. Obscured window to fore.

BEDROOM 3



8'9 x 11'9 with window to fore, laminated floor and radiator.

BEDROOM 4

11'7 x 7' (3.53m x 2.13m)



with window to rear and radiator.

EXTERNALLY



Large tarmacadamed vehicular hard standing leading to

GARAGE

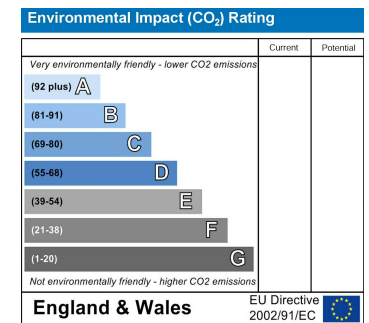
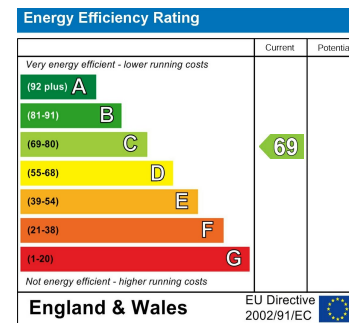
Front lawned garden with pedestrian path leading to the rear garden. Predominately laid to lawn with paved patio area. Oil tank and outside lights.

BOUNDARY PLAN



DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south for 3 miles to Llanfarian. Turn left onto the A485 Tregaron road and proceed through the village of Llanilar to Lledrod. In the centre of the village turn left and proceed up the hill for a short distance and Clos Y Llan is on your left.



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