



**Murmur Y Nant Cwrt Y Cadno Lane, Llanilar
Aberystwyth Ceredigion SY23 4PG**

Guide price £325,000



In the heart of a popular residential village, a vacant and chain free detached 3 bedroomed house with spacious garden, driveway and attached garage.

The village of Llanilar provides for local amenities such as village store, doctors surgery and primary school. The university and market town of Aberystwyth is some 7 miles travelling distance on the coast, the town having a good range of both social, leisure and educational facilities. There is a cycle path from the bottom of the village through to Aberystwyth town as well as a regular bus service.

Murmur Y Nant is a prime family home in a sought after location within short walking distance to everything that the village has to offer. The property is nicely presented and has been well maintained by the current owner for many years.

TENURE

Freehold.

COUNCIL TAX

Band E.

SERVICES

Oil fired central heating (with recently updated boiler), mains electric, water and drainage.

VIEWING

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

Murmur Y Nant provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

Front Door

UPVC door

Reception Hallway

With laminate flooring, large understairs storage cupboard (2.52m x 0.88m), door to downstairs wc, stairs to first floor accommodation and access to

Living/Dining Room

14'9" x 22'6" (4.52m x 6.87m)



A bright and spacious open plan living dining space with laminate click tiled flooring, original wooden double glazed windows to fore and both sides, UPVC double glazed sliding door to front patio/garden and radiators. Opening into to



Kitchen

13'3" x 10'0" (4.06m x 3.06m)



Comprising a fitted kitchen with a range of base and eye level units, window to side, stainless steel sink with mixer tap, electric hob and space for extractor fan hood. Tiled flooring, radiator, opening to

Utility Room

5'6" x 12'7" (1.68m x 3.86m)



With condensing oil fired central heating boiler, tiled flooring, window to rear, appliance spaces, base and eye level units and UPVC glazed rear door.

Downstairs WC

8'7" x 2'11" (2.62m x 0.89m)



With wc, wash hand basin and wall mounted vanity cupboard.

First Floor Accommodation

Landing



With storage cupboard, double doored airing cupboard, access to loft space and doors to

Bathroom

8'6" x 10'3" (2.61m x 3.14m)



Bedroom 1

14'9" x 10'5" (4.52m x 3.18m)



With radiator and windows to fore & side.
Door to en suite

En Suite

4'7" x 7'5" (1.42m x 2.27m)



With wc, wash hand basin, shower cubicle, obscured
window to fore and extractor fan.

Bedroom 3

10'0" x 12'11" (3.07m x 3.95m)



With window to side, radiator and through door to

Study/Dressing Room

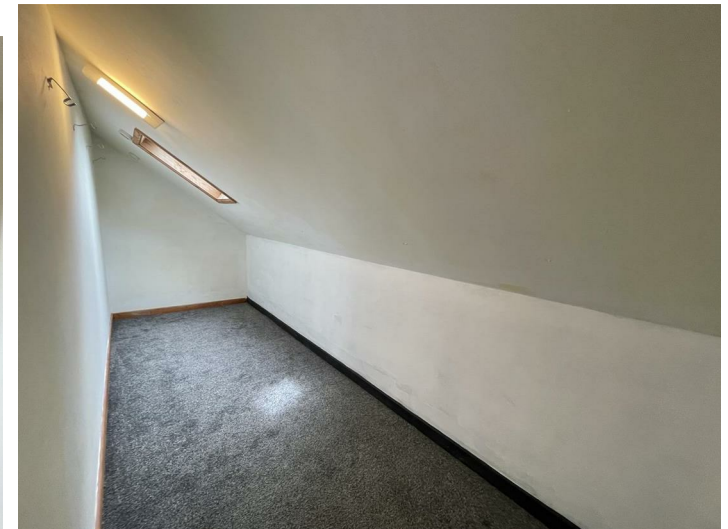
5'6" x 15'3" (1.68m x 4.67m)

Bedroom 2

14'5" x 6'11" (4.40m x 2.11)



With window to side overlooking the river and radiator.



An ideal home office space or childrens play room with velux
window.

Attached Garage

20'6" x 13'9" max (6.25m x 4.21m max)



With large internal storage cupboard.

Externally



The property is approached on a tarmac driveway leading to the front entrance door and garage.

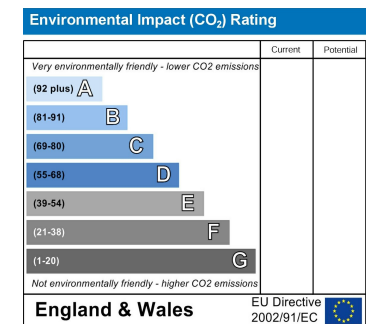
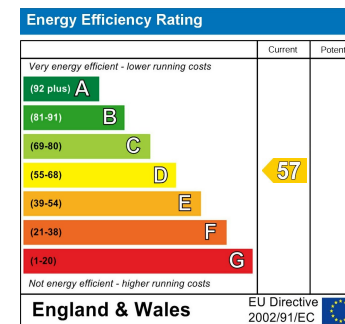
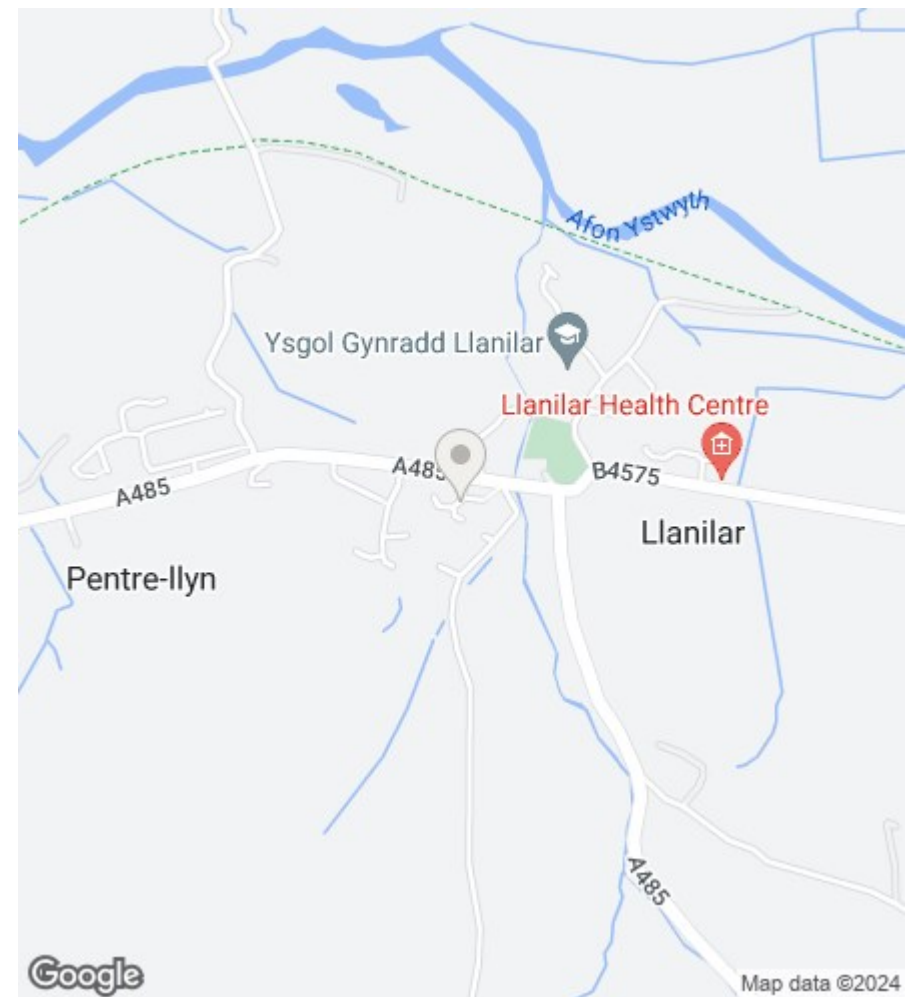
Murmur Y Nant has a lovely wrap around front and side garden with trees and shrubs as well as a rear decked seating area.



Directions

From Aberystwyth take the A487 coastal trunk road south to Llanfarian before turning left onto the Llanilar road. Proceed to Llanilar, proceed down the village and just after the garage on the left before the bridge Cwrt Y Cadno lane turn and Murmur Y Nant is the first on your right.





16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com