



Garth Lon Ty Llwyd, Llanfarian
Aberystwyth Ceredigion SY23 4UH
Guide price £435,000



A detached 4 Bedroomed house with double garage and large garden.

This well presented property is situated in the heart of the village having been developed on a large plot which is now well stocked with mature trees, shrubs and flower borders.

The university and market town of Aberystwyth is but 3 miles to the North the town having a good range of social, leisure and educational facilities. There is a regular bus service from the village to the town.

The accommodation has been well looked after and 2 of the bedrooms have ensuite facilities. In addition to the double garage there is ample off road parking to both the front and rear of the property.

TENURE

Freehold

SERVICES

Mains electricity water and drainage. Oil fuelled central heating.

COUNCIL TAX

Band F

VIEWING

Strictly by appointment only made through the joint selling agents Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970626160 or sales@aledellis.com.

Jim Raw Rees & Co Estate Agents, 1-3 Chalybeate Street, Aberystwyth, SY23 1HS, 01970 617179

Garth provides for the following accommodation.

All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

Front entrance door to

Reception Hallway

Understairs storage cupboard, stairs to first floor. Tiled floor, radiator, door to

Dining Room

10'7 x 12'7 (3.23m x 3.84m)



With window overlooking rear garden, radiator.

Living Room

11'7 x 16'4 (3.53m x 4.98m)



With window to fore, attractive fireplace with multifuel heating range on slate hearth. Display shelving, radiator. Double doors to

Conservatory

12'7 x 12'3 (3.84m x 3.73m)



Tiled floor, door to garden.

Kitchen / Breakfast Room

22'8 x 10'4 max (6.91m x 3.15m max)



1½ bowl stainless steel sink unit with mixer tap. 4 ring electric hob, 2 ring gas hob, electric double cooler and range of base & eye level units. Concealed fridge and freezer, stainless steel extractor fan and splashbacks, tiled floor and radiator. Door to rear garden.



Downstairs WC

WC and wash handbasin, fully tiled, extractor fan.

FIRST FLOOR

Landing with radiator and doors to.

Bedroom 1

11'7 x 6'6 (3.53m x 1.98m)



With window to rear, fitted wardrobes and radiator.

Bedroom 3

9'8 x 12'8 (2.95m x 3.86m)



With window to rear and radiator.

Bedroom 4

15'4 x 10'7 (4.67m x 3.23m)



With window to rear, radiator.

Bedroom 2

11'7 x 6'7 (3.53m x 2.01m)



With window to fore, fitted wardrobes and radiator.

Ensuite Shower Room

With WC and wash handbasin, fully tiled.



Ensuite Shower Room

With WC and wash handbasin, fully tiled.

Bathroom

6'3 x 7'7 (1.91m x 2.31m)



Comprising of WC, wash handbasin, bath with shower screen and shower over. Heated towel rail and fully tiled. Obscured window to rear.

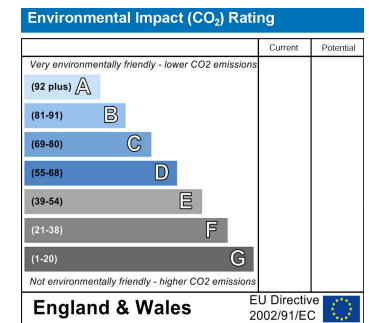
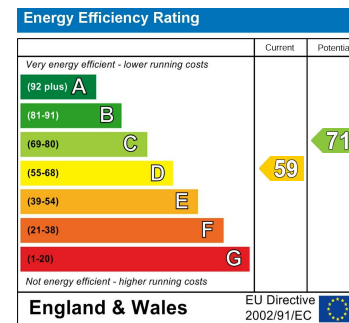
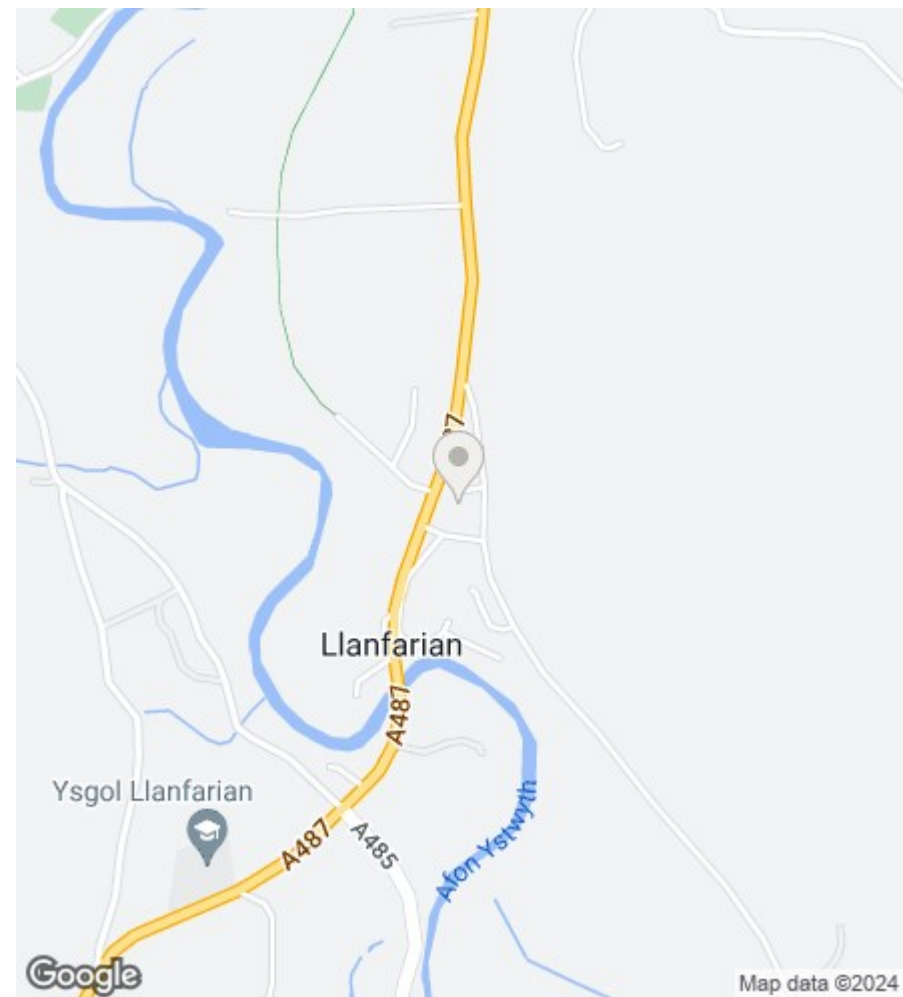
Externally

Shared access leading to Tarmacadam hardstanding with access to Double Garage 20'4 x 25'5 Outside WC, up and over door, side door, shrub border. Free standing oil fired central heating Worcester boiler, oil tank. Pedestrian path to the large rear garden with paved patio area.



Directions

From Aberystwyth take the A487 Trunk Road to Llanfarian. Take the first turning left as you enter the village. The back vehicular access to Garth is the first turning on the left opposite the entrance to the village hall.



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