



Cae Meirion , Llangwryfon
Aberystwyth Ceredigion SY23 4SW
Guide price £335,000



For Sale By Private Treaty

Enjoying a pleasant edge of village location, a commodious detached 4 bedroomed house with off road parking, new air source central heating and rear garden known as

CAE MEIRION
LLANGWYRYFON
ABERYSTWYTH
CEREDIGION
SY23 4SW

We are pleased to offer Cae Meirion for sale. The detached house provides for commodious accommodation as highlighted on the attached floor plan. There is a pleasant outlook to the rear of the property.

There is a primary school at the village and the university and market town of Aberystwyth is but 9 miles or so travelling distance on the coast. Aberystwyth is well blessed with both local and national retailers. Major employers include the University, Bronglais hospital and National Library of Wales.

We strongly recommend that prospective purchasers who are seeking commodious family accommodation to arrange an early inspection to avoid disappointment.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. New air source central heating system and 10 solar panels installed (March 2025).

COUNCIL TAX

Band D (subject to re-assessment)

VIEWING

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

Cae Meirion provides for the following accommodation. All room dimensions are approximate. All images have been take with a digital camera.

GROUND FLOOR

COVERED PORCH

with entrance door to

RECEPTION HALLWAY



with laminated wooden floor, radiator, linen cupboard and storage cupboard. Stairs to first floor accommodation and doors to

DINING ROOM

10'2 x 16'1 (3.10m x 4.90m)



with laminated wooden floor, radiator and window to fore.



KITCHEN/ BREAKFAST ROOM

19'9 x 9'5 (6.02m x 2.87m)



with French doors to fore. A good range of modern base and eye level units with integrated electric cooker and hob. Concealed dishwasher, splashbacks and radiator. Stainless steel extractor hood, single drainer sink unit with mixer tap, ceiling lights and window to side.



UTILITY ROOM

5'6 x 7'1 (1.68m x 2.16m)

with plumbing for automatic washing machine, free standing oil fired Worcester boiler and doors to side.

BEDROOM 1

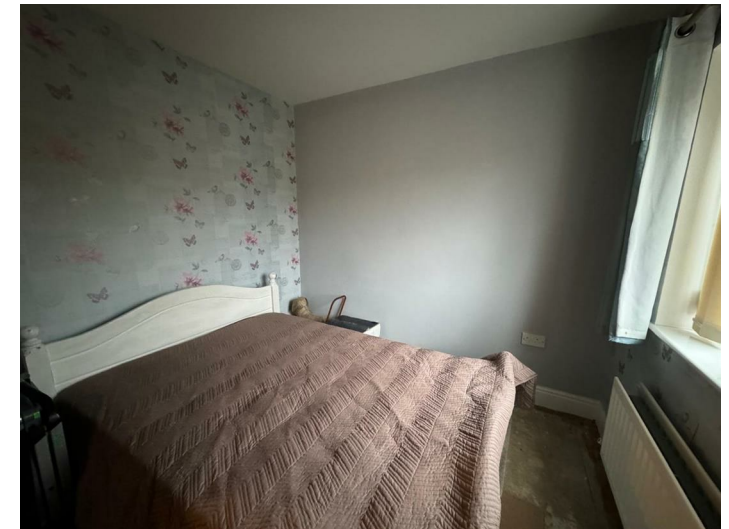
8'5 x 9'6 (2.57m x 2.90m)



with radiator and window to side.

BEDROOM 2

8'8 x 12' (2.64m x 3.66m)



with radiator and window to rear.

BEDROOM 3

8'8 x 10'7 (2.64m x 3.23m)

with radiator and window to side.

BATHROOM

6'7 x 6'5 (2.01m x 1.96m)



comprising WC, wash hand basin and bath. Fully tiled walls, radiator, radiator and obscured window to side.

FIRST FLOOR ACCOMMODATION

LANDING

with doors to

SPACIOUS LOUNGE

14'9 x 19' max (4.50m x 5.79m max)



(room being L shaped) with wooden laminate flooring, patio/ sliding window with fine views to the rear. Radiator, Velux window and access to roof space. Under eaves storage.

OFFICE

7'1 x 11'3 (2.16m x 3.43m)



with radiator and Velux window.

MASTER BEDROOM 4

12'3 x 14'9 (3.73m x 4.50m)



with wooden laminate flooring, radiator and window to fore. Door to

ENSUITE SHOWER ROOM

comprising shower cubicle, wc and wash hand basin. Radiator and fully tiled.

EXTERNALLY



Tarmacadamed vehicular hard standing to fore.
Pedestrian path to low maintenance rear garden.



DIRECTIONS

WHAT 3 WORDS – successes.litigate.graphics
From Aberystwyth take the A487 trunk road south to Llanfarian. Turn left on to A485 Tregaron road and proceed for 2 miles before turning right at Abermad on to B4576 Llangwryfon road. At the village take the turning left as you enter the village and the property is on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	89	91
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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