



FOR SALE BY PRIVATE TREATY

**Brand new attractive 3 bedroom detached house with living room opening into kitchen/diner: Study: 2 bathrooms: Utility: Parking: Rear garden & sun patio: Situated on a developing site at a popular village some 7 miles south of Aberystwyth.**

**32 DOLYMEILLION  
LLANILAR SY23 4AN**



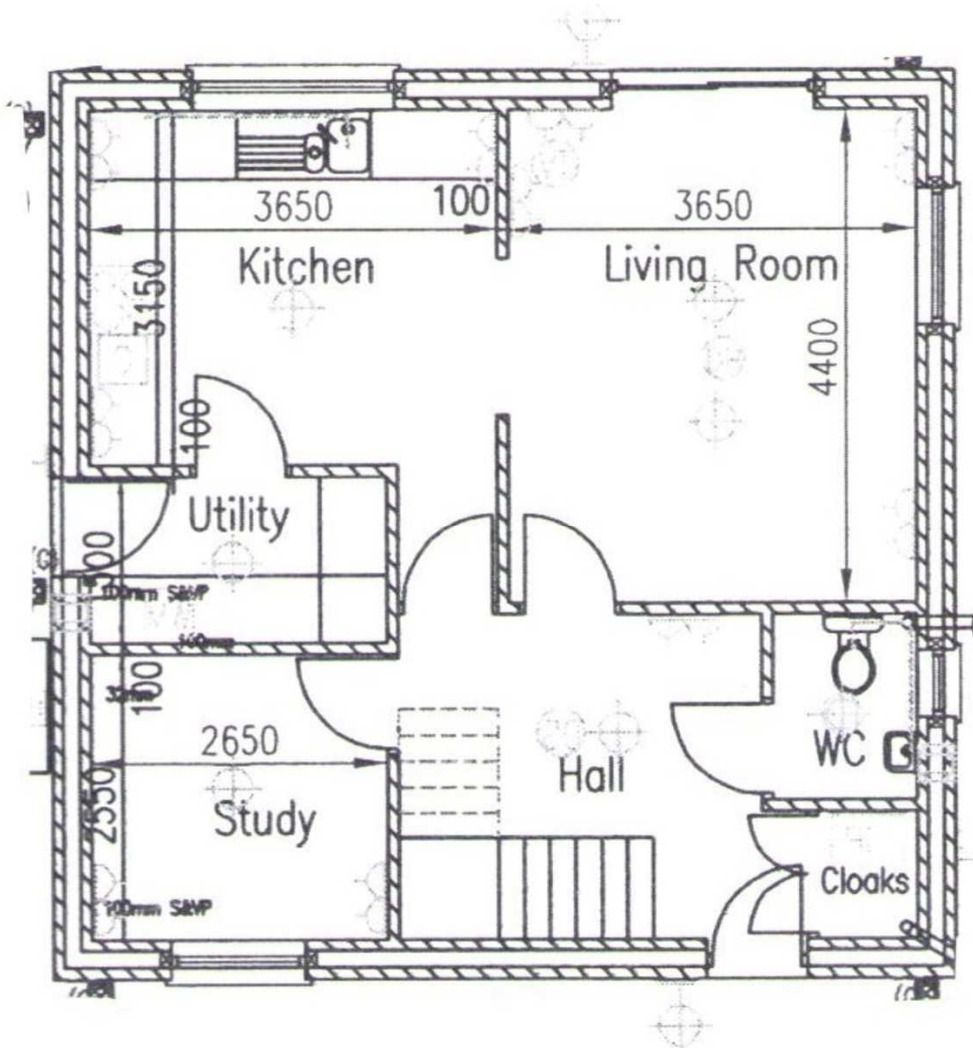
In the process of being built having electric air source heating, underfloor downstairs, radiators upstairs. 10 year LABC guarantee.

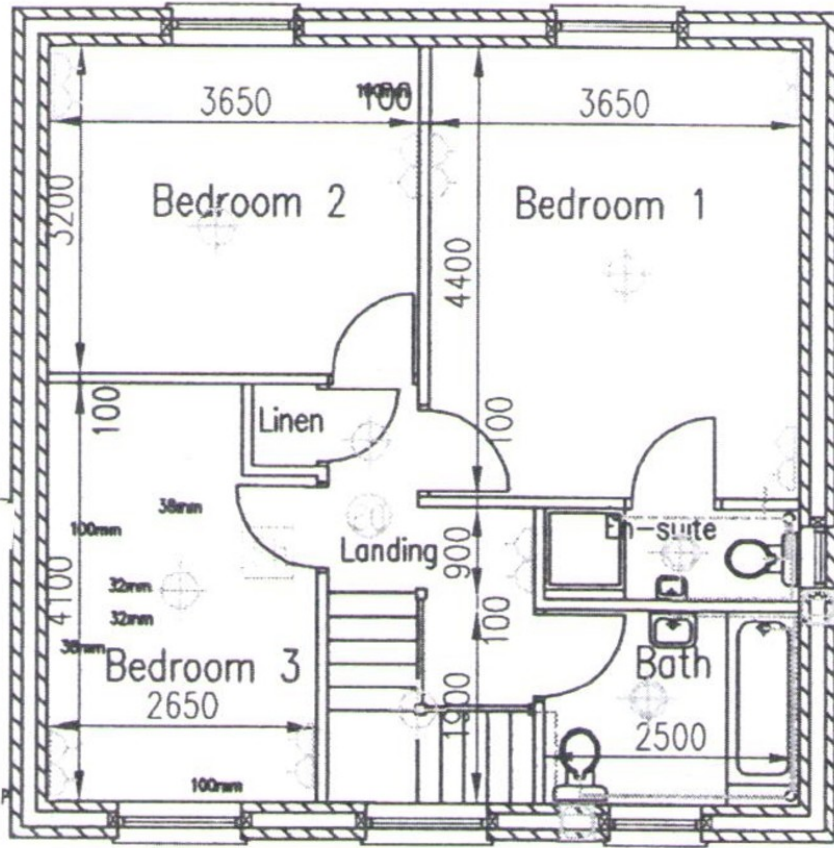
**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**  
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

**32 Dolymeillion, Llanilar, SY23 4AN**





FIRST FLOOR PLAN

Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

**SERVICES**

Mains electric, water & drainage.  
Electric air source heating, underfloor  
downstairs, radiators upstairs.

**COUNCIL TAX**

to be assessed

**VIEWING**

**Via agent's office:-**  
Jim Raw-Rees & Co.,  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

**PRICE:**

**£280,000**





Section 38  
Vision Splay  
Easements

621



751

A485

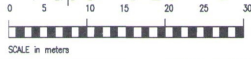
YGORLAN

DOLYMEILLION

750

DOLYMEILLION  
LLANILAR

Scale 1:500  
Paper Size A3



SCALE in meters

621