



FOR SALE BY PRIVATE TREATY

Brand new detached house comprising Lounge: Kitchen/Diner: 3 Bedrooms: Family Bathroom plus En-suite shower room: Having the added benefit of attic trusses. Situated on a large plot on a developing site to a popular village 7 miles south of Aberystwyth

**25 DOLYMEILLION
LLANILAR SY23 4AN**



The village have most basic amenities to include public house, primary school and shop.

HELP TO BUY SCHEME

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

25 Dolymeillion, Llanilar, SY23 4AN

PORCH

HALL

Staircase to first floor

LIVING ROOM

16' x 13' 1" (4.88m x 3.99m)

Patio doors to rear garden

KITCHEN/DINING ROOM

11' 1" x 10' 5" (3.38m x 3.18m)

CLOAKROOM

Low flush WC: Wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

10' 5" x 10' 2" (3.18m x 3.1m)

EN-SUITE

Shower cubicle. Low flush WC:
Wash hand basin.

BEDROOM 2

8' 4" x 10' 2" (2.54m x 3.1m)

BEDROOM 3

7' 4" x 10' 2" (2.24m x 3.1m)

BATHROOM

Panelled bath. Low flush WC: Wash
hand basin

SERVICES.

Mains electric, water & drainage.
Electric air source & under floor
heating

COUNCIL

to be assessed

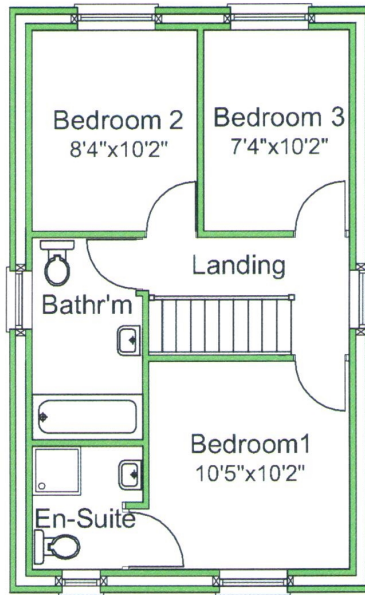
VIEWING

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

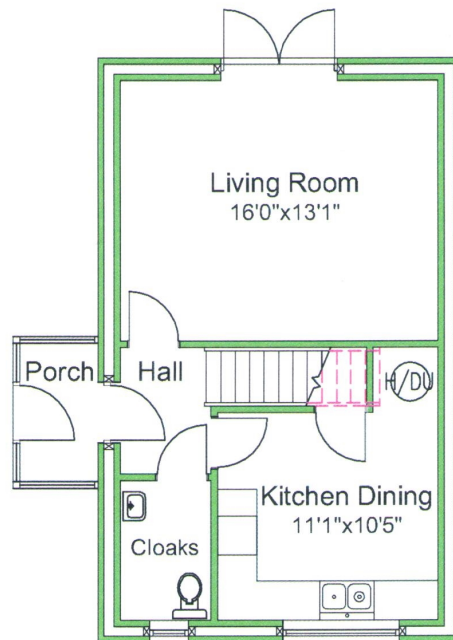
PRICE:

£259,000





FIRST FLOOR PLAN



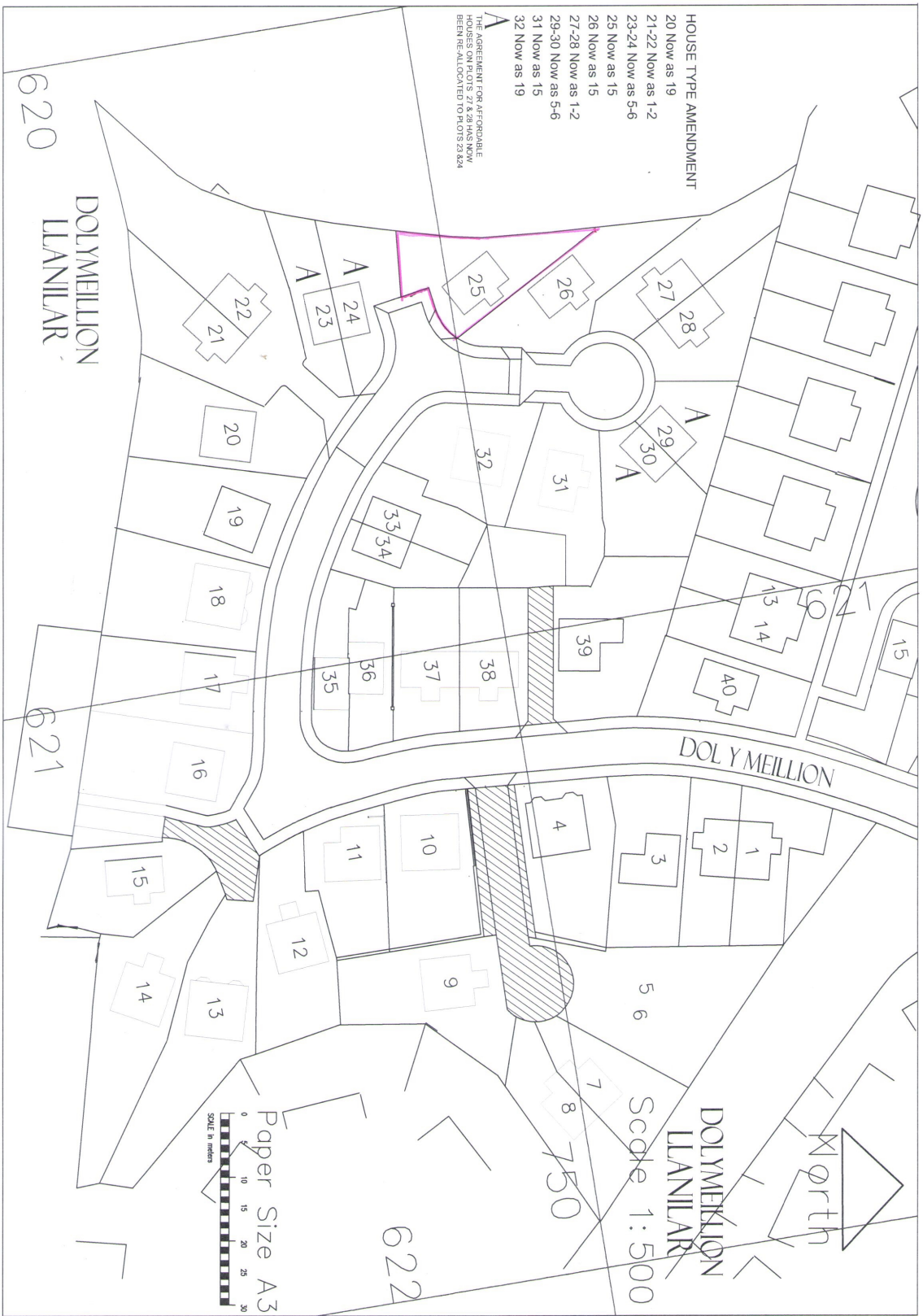
GROUND FLOOR PLAN

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.

HOUSE TYPE AMENDMENT

- 20 Now as 19
- 21-22 Now as 1-2
- 23-24 Now as 5-6
- 25 Now as 15
- 26 Now as 15
- 27-28 Now as 1-2
- 29-30 Now as 5-6
- 31 Now as 15
- 32 Now as 19

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 THE AGREEMENT FOR AFFORDABLE
 HOUSES ON PLOTS 27 & 28 HAS NOW
 BEEN RE-ALLOCATED TO PLOTS 23 & 24



620
 DOLYMEILLION
 LLANILAR

621

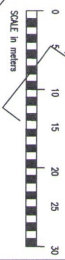
DOL Y MEILLION

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 LLANILAR

North

Scale 1:500

Paper Size A3
 SCALE in meters



622

750