



FOR SALE BY PRIVATE TREATY

Brand new 3-bed semi-detached House with the added benefit of attic roof trusses, situated on a developing site in the popular village of Llanilar 7 miles south of Aberystwyth.

Traditionally built with air source and under floor heating. 10 year LADC guarantee.

**27 DOLYMEILLION
LLANILAR SY23 4AN**



The village has most basic amenities to include Public House, Primary School, Shop and Dr's Surgery.



Cefnogir gan
Lywodraeth Cymru
Supported by
Welsh Government

27 Dolymeillion, LLanilar, SY23 4AN

PORCH

HALL

Staircase to first floor.

LOUNGE

13' x 16' (3.96m x 4.88m)

KITCHEN/DINER

10'4 x 11' (3.16m x 3.35m)

CLOAKROOM

Low flush WC: Wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

10' 6" x 16' (3.2m x 4.88m)

BEDROOM 2

9' 10" x 7' 4" (3m x 2.24m)

BEDROOM 3

9' 10" x 8' 3" (3m x 2.51m)

BATHROOM.

10' x 5' 3" (3.05m x 1.6m)

Panelled bath. Low flush WC: Wash hand basin

OUTSIDE

Front garden with parking.

Rear patio and lawn

SERVICES

Mains electric, water & drainage.

Air source and under floor heating.

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

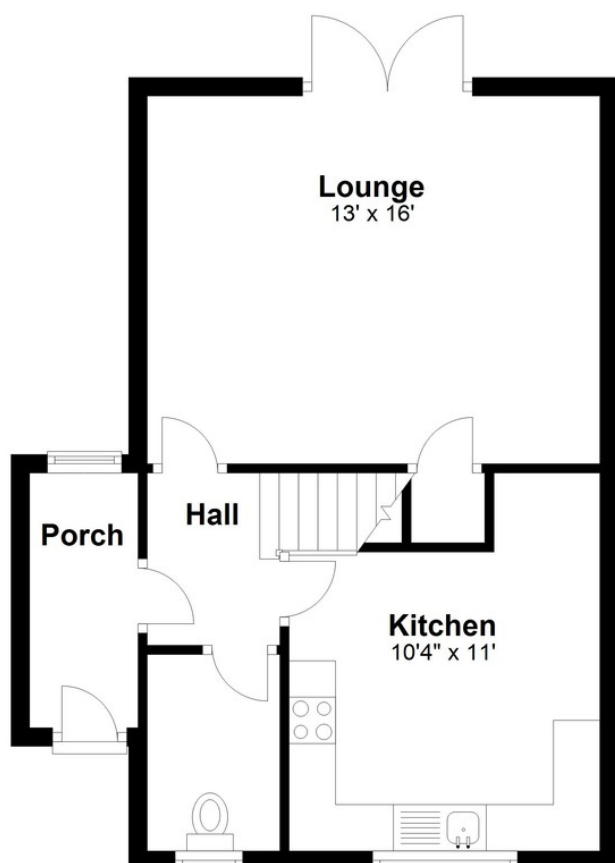
PRICE:

£230,000

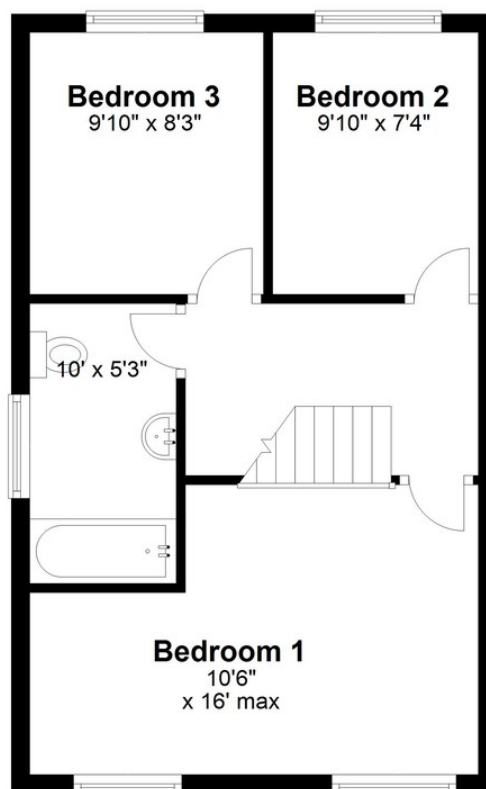
[help-to-buy-wales-buyers-guide-phase-3-extension_0.pdf](#)



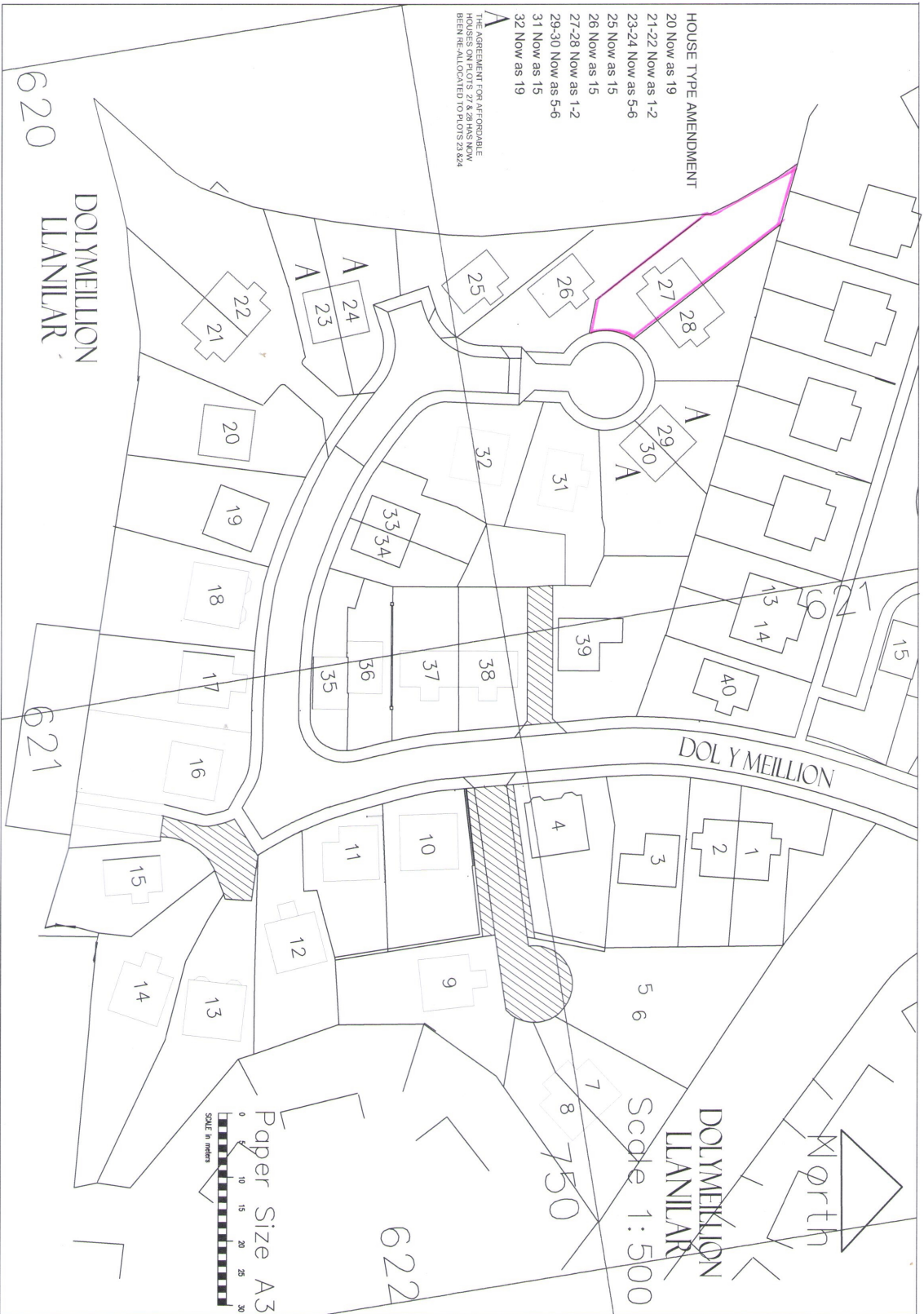
Ground Floor



First Floor



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

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

620

DOLYMELLION
LLANILAR

621

DOL YMELLION

DOLYMELLION
LLANILAR

Scale 1:500

750

622

Paper Size A3
SCALE in meters
0 5 10 15 20 25 30