



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.**

**28 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

**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)**

**28 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 garden

**SERVICES**

Mains electric, water & drainage.  
Air source and under floor heating.

**COUNCIL TAX**

to be assessed

**VIEWING**

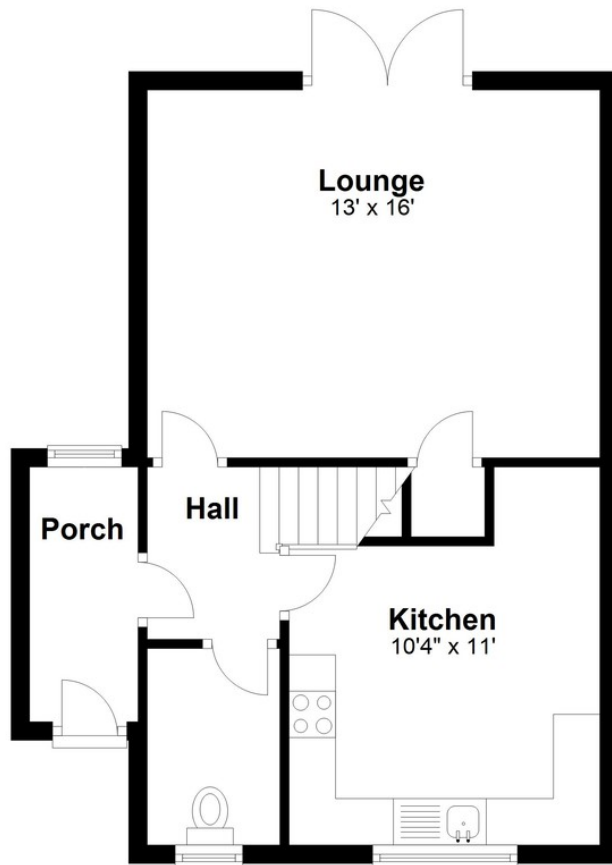
Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

**PRICE:**

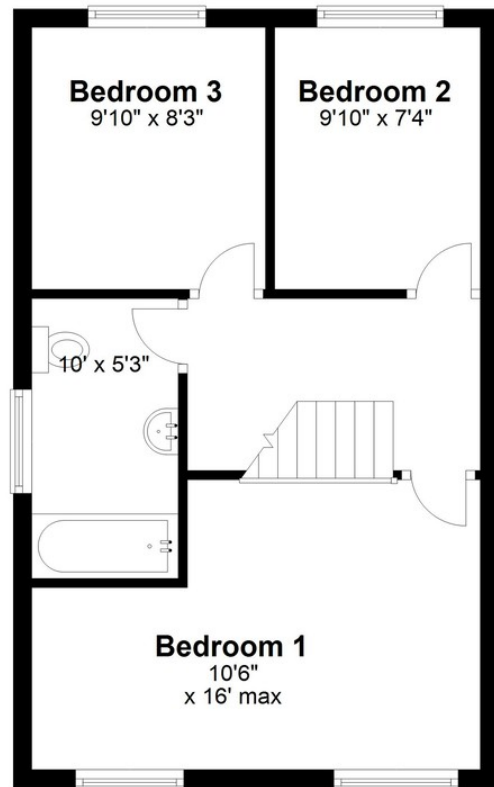
**£230,000**

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### Ground Floor



### First Floor



Floor plan mirror image of No 27.

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.

