



FOR SALE BY PRIVATE TREATY

Being one of the last houses on this site.

Brand new detached house comprising Living room: Kitchen/dining room: 4 Bedrooms & 2 bathrooms. Situated on a developing site to the popular village 7 miles south of Aberystwyth



**31 DOLYMEILLION
LLANILAR SY23 4AN**



Traditionally built with air source heat pump. The main bedroom is located to the top (second) floor and benefits from an en-suite shower room

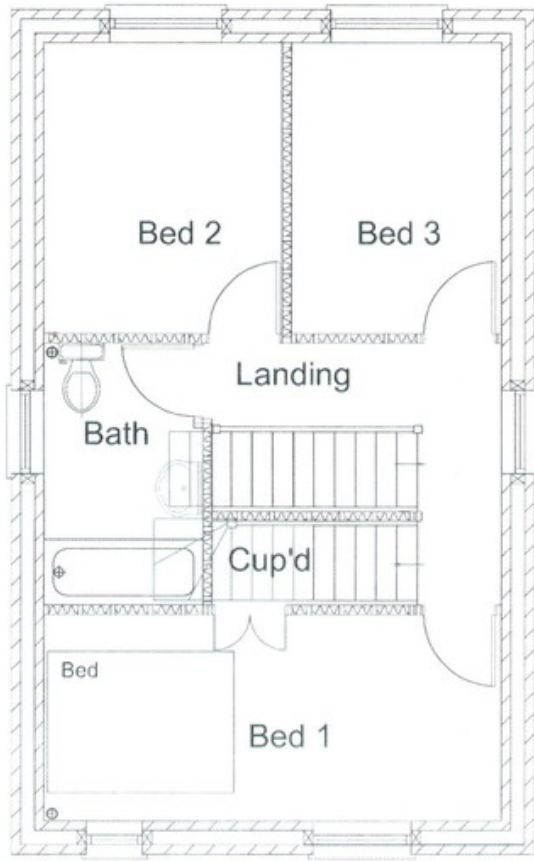
1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

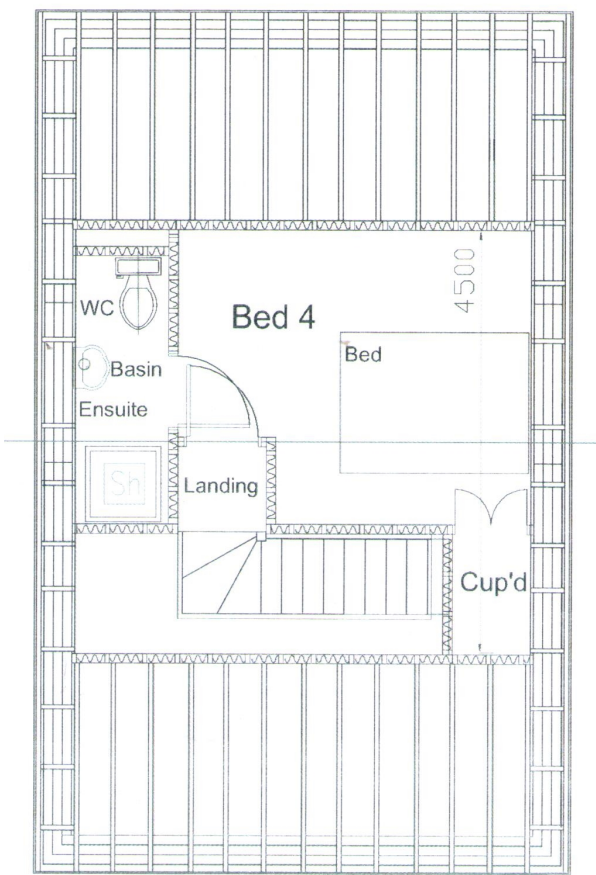
31 Dolymeillion, Llanilar, SY23 4AN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND 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. Air source electric heating and under floor heating

COUNCIL TAX

to be assessed

VIEWINGS

via agent's office:0
Jim Raw-Rees & Co.,
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
Tel: (01970) 617179
24hour answer phone

PRICE:

£280,000

[current phase 3 Help to buy scheme.pdf](#)



