



2 Cefn Ceiro, Llandre
Aberystwyth Ceredigion SY24 5DX
Guide price £525,000



Nearing completion a commodious detached 5 bedroomed house on a popular edge of village estate.

We are please to offer for sale this well presented property on Cefn Ceiro which is situated within a short distance of all local amenities which are on offer which include primary school, general stores and public houses. The university and market town of Aberystwyth is some 4 miles or so travelling distance to the south, the town having an excellent range of both local and national retailers in addition to the major employers such as the University, Bronglais hospital and National Library of Wales.

There is a railway station at Borth for ease of access to the aforementioned town. The coastal resorts of Borth and Ynyslas are a short travelling distance along the coast.

This brand-new detached house is well worthy of inspection, providing for five bedroomed accommodation with plenty of room for everyone.

The accommodation is illustrated on the attached floor plan and are highlighted in the photographs. Heating and hot water are provided using an air source heating system, feeding the ground floor, underfloor heating and a wet radiator system for the first floor.

TENURE:

Freehold

SERVICES:

Mains services are connected.

COUNCIL TAX:

TBC

VIEWING:

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

2 Cefn Ceiro provides for the following accommodation. All room dimensions are shown on the attached floor plan. All images have been taken with digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR to

RECEPTION HALLWAY

with stairs to 1st floor accommodation and doors to

DOWNSTAIRS WC

with window to fore.

CLOAKROOM

LOUNGE



with window to fore.

KITCHEN/ DINING/ LIVING AREA



with windows to rear and doors to

SUN ROOM

with French doors to rear.

UTILITY ROOM

with window and door to rear.

FIRST FLOOR ACCOMMODATION

LANDING

with access to loft and doors to

STORE CUPBOARD

BEDROOM 1



with built in wardrobe and window to fore. Door to



EN-SUITE SHOWER ROOM

With window to side

BEDROOM 2

with window to rear.

BATHROOM



with window to rear.

BEDROOM 3

with window to fore.

BEDROOM 5



with window to rear

MASTER BEDROOM 4



with window to fore and some limited head room
door to

EN-SUITE SHOWER ROOM

with Velux window

EXTERNALLY

ATTACHED GARAGE

GARDENS



laid to lawn Gardens

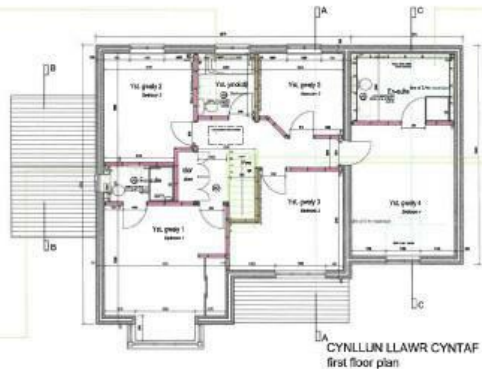


DIRECTIONS

From Aberystwyth take the A487 coastal trunk
road North up Penglais Hill to Bow St, on the

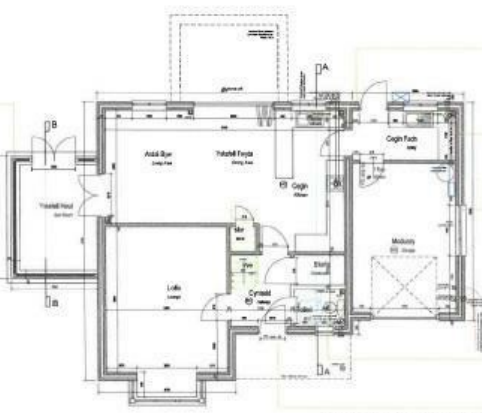
northern edge of the village turn Left (signposted
Borth) and proceed for less than half a mile and
the property is on the left hand side.

LOFT ACCESS TANK
 The tank is located in the loft and will be accessed via the external access door. The tank is located in the loft and will be accessed via the external access door. The tank is located in the loft and will be accessed via the external access door.



CYNLLUN LLAWR CYNTAF
first floor plan

EXTERNAL ACCESS TANK
 The tank is located in the loft and will be accessed via the external access door. The tank is located in the loft and will be accessed via the external access door. The tank is located in the loft and will be accessed via the external access door.



CYNLLUN LLAWR GWAELOD
ground floor plan

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

GENERAL NOTES
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

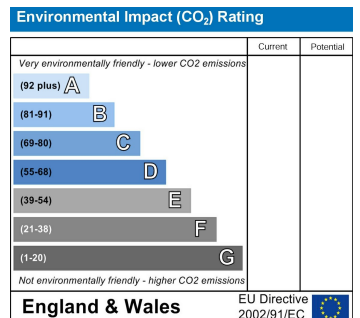
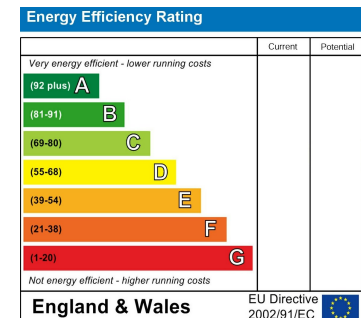
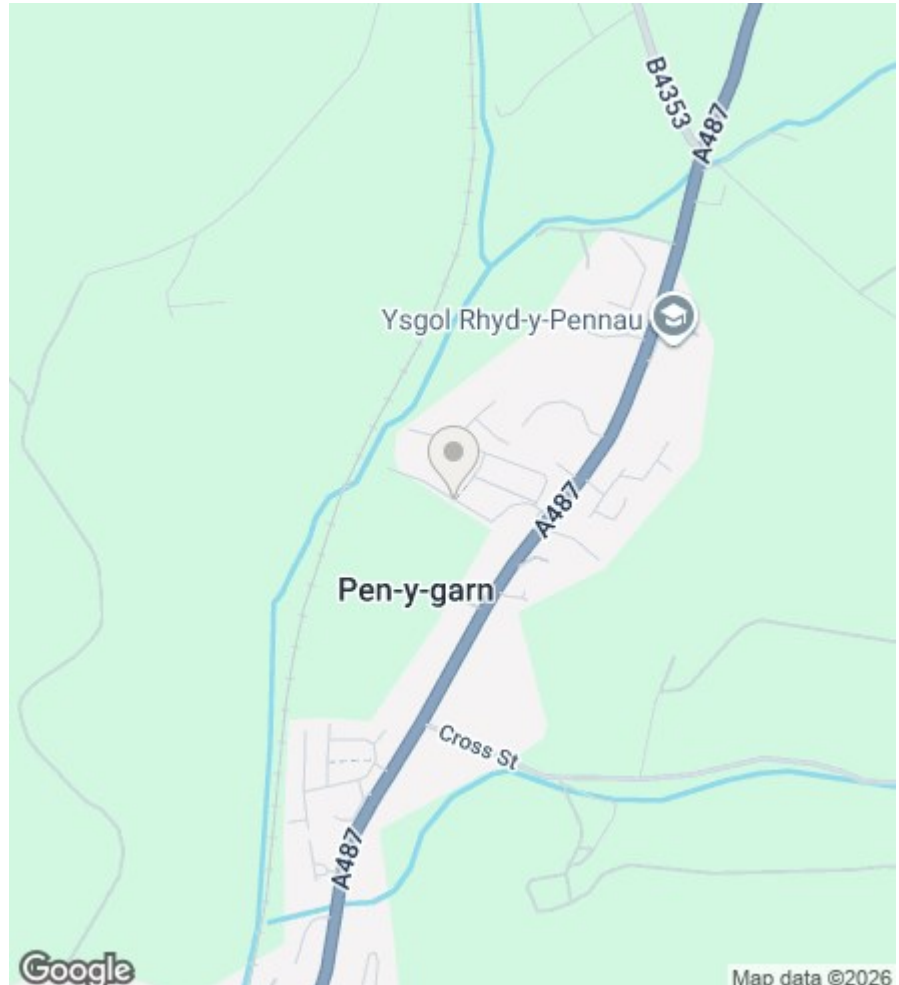
NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.

NOTES & REMARKS
 The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes. The plan is a preliminary drawing and is not to be used for construction purposes.



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com