



4 Talar Deg, Llanilar
Aberystwyth Ceredigion SY23 4NL
Guide price £175,000



For Sale By Private Treaty

Situated on a popular estate on the outskirts of the village, an end of terraced 2 bedroomed house with off-road parking, level front and rear garden areas.

Talar Deg is a cul-de-sac of properties developed to the rear of Cwm Aur, Parcyllyn on the edge of this popular village. Local amenities include a primary school and Village shop. There is a cycle path from the bottom of the village through to Aberystwyth town as well as a regular bus service. The University of market town of Aberystwyth is some 7 miles or so travelling distance to the North. The town having a good range of both local and national retailers in addition to banks and secondary schools.

4 Talar Deg provides for 2 bedroomed accommodation and is in need of some modernisation. The property is well insulated with part economy 7 central heating and triple glazing. There is ample off-road parking and level garden areas to both fore and rear.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band C

VIEWING

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

Davies, 4 Market Street, Aberaeron. 01545 630980.

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.

4 Talar Deg provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to 1st floor accommodation and doors to

LIVING ROOM

13'7 x 12'1 (4.14m x 3.68m)



with real flame effect electric heater and window to fore.

ARCHWAY DIVIDING

KITCHEN/DINING ROOM

15'3 x 9'4 (4.65m x 2.84m)



comprising single drainer stainless steel sink unit, base units with appliance spaces and worktops over. Eye-level units, plumbing for automatic washing machine, night storage heater, door and window to rear.

LANDING

with airing cupboard and night storage heater. Ladder access to part boarded roof space. Doors to

BATHROOM

6'4 x 5'5 (1.93m x 1.65m)



comprising pedestal wash handbasin, bath with shower over & screen. WC, obscured window to rear and part tiled.

BEDROOM 1

10'9 x 8'5 (3.28m x 2.57m)



with fitted wardrobe and window to rear.

BEDROOM 2

9'4 x 15'3 max (2.84m x 4.65m max)



with fitted wardrobe and window to fore.

EXTERNALLY

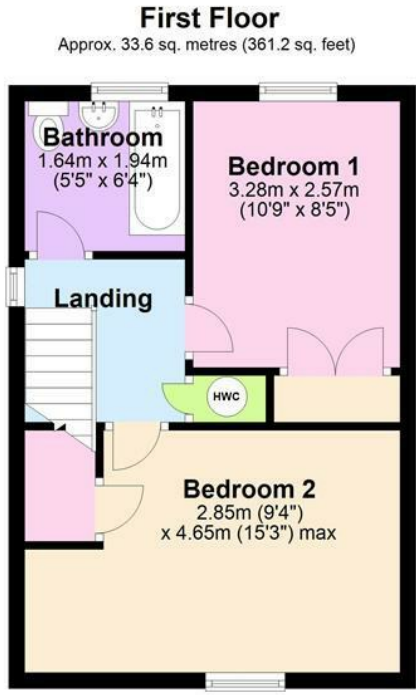


Off-road parking to the side. Level front lawn and garden. Part paved garden to the rear.

DIRECTIONS

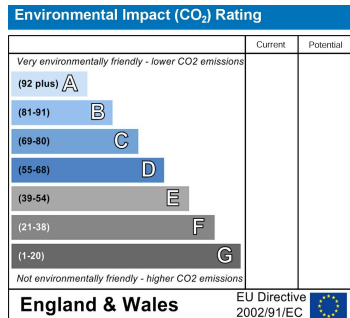
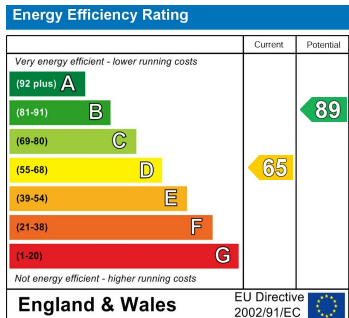
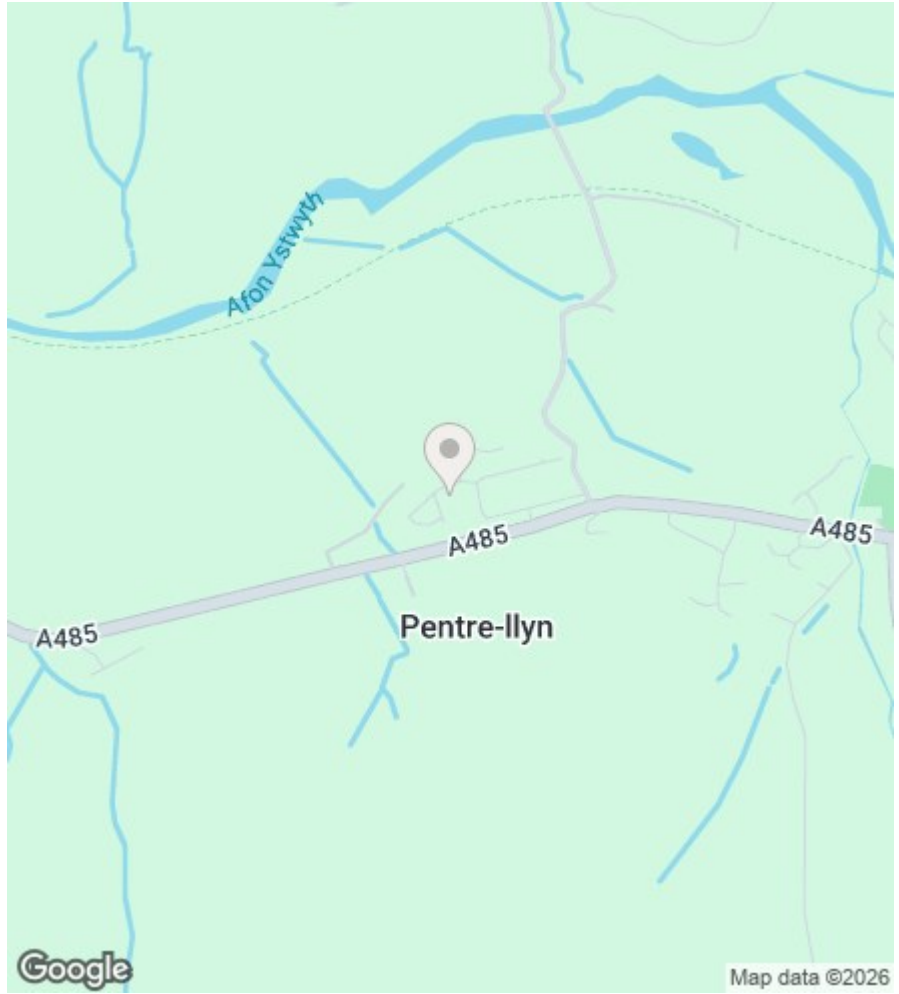
(OS Grid Reference SN61751 75142)

From Aberystwyth take the A487 coastal trunk Road South to Llanfarian. Turn left onto the A485 to Tregaron Road and proceed to the village of Llanilar. Take the first major turning left and proceed through Cwm Aur bearing left to Talar Deg and No 4 is immediately to the left.



Total area: approx. 67.0 sq. metres (720.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.



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