



3/4 Bedroom Detached Bungalow with 2 reception rooms, pleasant aspect on private cul-de-sac.
21 Talar Deg, Llanilar
Aberystwyth, Ceredigion. SY23 4NL.

ASKING PRICE: £320,000
www.iestynleyshon.com



21 Talar Deg, Llanilar, Aberystwyth, Ceredigion. SY23 4NL

Llanilar is set in the Ystwyth Valley, renowned for its natural beauty offering a number of picturesque beauty spots in the vicinity. The village of Llanilar provides a comprehensive range of services to include Post Office/General Stores, Doctors Surgery, Places of Worship, Primary School, Garage/Filling Station and Public House. Llanilar is reached by car or bus service along the A845. The University Town and Seaside Resort of Aberystwyth is within 5 miles and offers excellent social, educational and shopping facilities with public transport to all parts. To approach the property, proceed through the 'Cwm Aur Estate' in the village, Talar Deg being the last phase of this development providing modern residences of varying designs with no through traffic.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property is built of traditional cavity wall construction, the inner skin of concrete block and the external elevation of attractive mellow brown facing brick under a concrete interlocking tiled pitched roof with double glazed windows combine to achieve a property of low maintenance design.

Ground Floor Only

Upvc Front entrance door leading:

Hallway

With doors to:

Utility/Cloak Cupboard 1.54m x 1.49m

With window to front.

4th Bedroom/Sitting Room 5.44m x 2.69m

Sliding Patio door to outside rear. Electric consumer unit. Two twin power point. Double panel radiator Television point.

Internal Hall

With panel radiator. Cloak cupboard.

Lounge 5.40m x 3.97m

With window to rear. Feature fireplace surround with electric fire insert. Three twin power point television Point Double panel radiator. Archway leading to:

Dining Room 3.00 m x 2.80m

With window to rear. With window to rear. Twin power point. Double panel radiator.

Kitchen 3.66m x 2.85m

With range of fitted cupboards comprise of four base cupboards four drawer cupboards larder cupboard. Five wall cupboards, two glass display cupboard. Worktops above, single drainer sink. Plumbing for automatic washing machine. Cooker control with power point Door to outside and door returning to internal hall.

Shower Room

Wet room with shower unit above. Low Flush WC. Wash hand basin. Wall mounted fan heater Double panel radiator.

Bedroom 2.86m x 2.00m

With window to side. Built in double mirror fronted wardrobe.Twin power point single power point.

Main Bedroom 3.40m x 3.33m

With window to front. Double panel radiator Two single power points BT telephone extension point. Range of fitted mirror fronted wardrobes.

Front Bedroom 2.86m x 2.79m

With window to front. Twin power point Twin and single power point.

Airing Cupboard

Housing factory lagged hot water cylinder with pressure vessel.

Outside

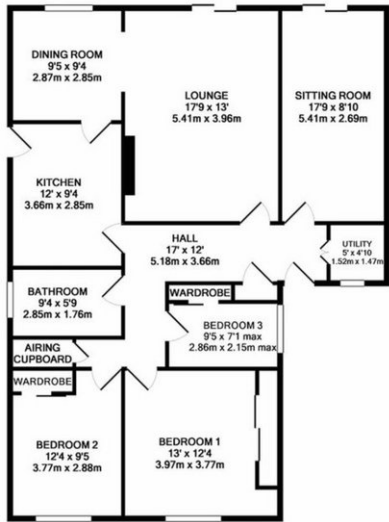
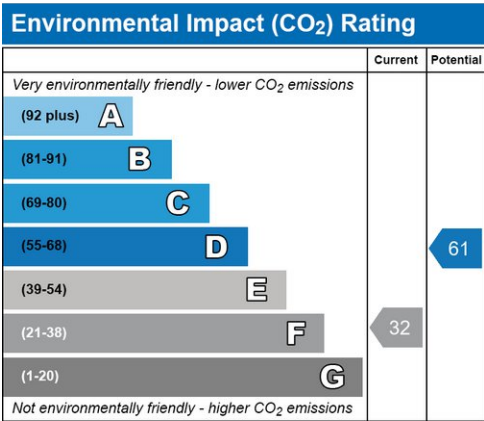
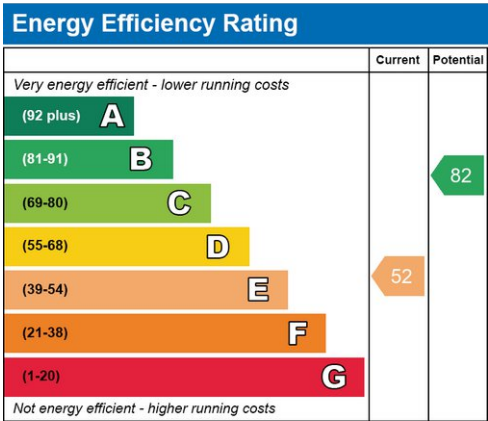
To front open plan landscaped garden with tarmacadam driveway offering off street parking for 4 cars. To rear Large paved patio area ideal to enjoy those Alfresco evening sunsets. Timber built garden summer house/store.

Services

Mains electric water and drainage. Air source heating system. Solar panels connected. Council tax band E Annual average payment of £2806.

General

This is an excellent opportunity of purchasing a detached modern bungalow ideal for couples of all age groups. It's a low maintenance design with attractive colour facing brickwork. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)