



3 Bedroom Detached Family House. Corner plot. Well presented home.
45 Cwm Aur, Llanilar,
Aberystwyth, Ceredigion. SY23 4NT

ASKING PRICE: £275,000
www.iestynleyshon.com



45 Cwm Aur, Llanilar, Aberystwyth, Ceredigion, SY23 4NT.

A freehold, detached three-bedroom family home occupying a generous corner plot on a popular residential estate within the well-regarded commuter village of Llanilar. The village offers a comprehensive range of everyday amenities including a primary school, village shop, places of worship, doctor's surgery, garage and a regular bus service to Aberystwyth. The university and coastal town of Aberystwyth lies approximately 6 miles distant and provides an extensive range of social, educational and shopping facilities together with excellent public transport links to all parts. The property was constructed circa 1976 of traditional brick and block cavity wall construction, with the main elevations supporting a pitched roof laid with concrete interlocking tiles. The house has been well maintained over the years and benefits from uPVC fascia boards and bargeboards together with uPVC double glazed windows throughout.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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.

Ground Floor

Front entrance door leading to:

Reception Hall

With stairs to first floor, Panel radiator and door to:

Open plan Lounge/Dining Room 6.60m x 3.36m

With window to front and side adding natural light and sliding glazed door to conservatory. Three twin power points Two double panel radiators. Television point. Doors to:

Conservatory 3.45m x 2.29m

Built of lower brick walls with upvc double glazed units above.

Kitchen 3.58m x 3.48m

With range of modern fitted units comprise of nine base cupboards five drawer cupboards four wall cupboards three glass display wall cupboards. Larder cupboard. Work tops above incorporating single drainer sink. Fitted double oven four ring gas hob. Plumbing for dishwasher. Four twin power points cooker control with power point. Double panel radiator. Understairs storage cupboard. Door to:

Rear Entrance Hallway

With double panel radiator, twin power point door to outside rear and opening to:

Utility Room

With plumbing for automatic washing machine. Twin power point. Door to Toilet with low flush WC. wash hand basin. Panel radiator.

First Floor

Approached by easy rise stair case leading to:

Central Landing

With door to:

Front Bedroom 4.00m x 2.42m

With window to front. Built in store cupboard. Two single and twin power point. Double panel radiator.

Main Bedroom 3.98m x 3.82m With window to front. Three single power points. Range of fitted bedroom furniture to include wardrobes and matching dressing table and bedside drawers. Built in store cupboard.

Rear Bedroom 3.40m x 2.70m

With window to rear. two twin power point and single power point.

Separate Toilet.

With window to rear. Low flush WC. panel radiator.

Shower Room

With pedestal wash hand basin. Shower cubicle with electric shower unit. Towel radiator. Airing Cupboard. Housing GRANT water cylinder.

Outside

The house occupies a corner plot with driveway to front leading to:

Integral Garage 2.45m x 2.45m

With up and over garage door. Cold water tap. Lights. Ideal for Garden tools/Bike store.

Garden The garden is enclosed by a privet hedge and is mainly laid to lawn with old flower borders.

Services

Mains Electric, Water and Drainage. Air Source central heating system. Telephone subject to BT terms and conditions. Council Tax Band E.

General

This is an excellent opportunity for couples or families of all age groups to buy a Detached Family Home with Corner Plot in the Heart of Llanilar. Perfect for Commuters & Village Living. For further details please apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

