

Llanilar

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Viewing Arrangements
Strictly by appointment
through Alexanders



Llanilar

Asking Price £315,000

New to the market a delightful three-bedroom detached house in the village of Llanilar, Aberystwyth, featuring front and rear gardens, breath taking countryside views, and a private driveway.

Three-bedroom detached house, perfect for family living in a serene location, it boasts stunning countryside views and features beautifully maintained front and rear gardens. The property includes a private driveway, offering convenience and security. This home combines comfort, privacy, and picturesque surroundings, making it an ideal retreat.

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ENTRANCE

Accessed through a wooden glass-panelled door with a side window, leading you into the hallway.

HALLWAY

The hallway features stairs leading to the first floor, wooden flooring, and a wall-mounted radiator and doors leading too;

DINING ROOM (3.53m x 3.33m)

The dining room boasts a wall-mounted radiator, a window to the front elevation, an electric heater with a tiled surround, and various power points.

LOUNGE (3.60m x 3.88)

Spacious lounge features a large window to the front elevation, a gas heater with a tiled surround, a wall-mounted radiator, and various power points.

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KITCHEN (4.46m x 2.42m)

The kitchen boasts tiled flooring, white base and eye-level units, and plumbing for both a washing machine and dishwasher, with ample space for additional white goods. It features a double stainless steel sink with a mixer tap and blue tiling in water-sensitive areas. Built-in appliances include a Zanussi double oven, an extractor fan, and an electric four-ring hob. Additionally, a door at the rear of the kitchen provides access to the cloakroom, while another door leads to the rear garden.

STAIRS LEAD TO THE FIRST FLOOR;

LANDING

Featuring a rear-facing window, a storage cupboard with slatted shelving that houses the water heater, and an additional cupboard above. It also provides access to the loft.

TOILET ROOM

The first-floor toilet features a low flush W.C, downlights, mosaic tiling and a frosted window to the rear elevation.

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BEDROOM THREE 2.42m x 3.11m)

Bedroom three includes a window to the rear elevation and a wall-mounted radiator.

BEDROOM ONE (3.62m x 3.91m)

The largest bedroom in the property features built-in wardrobe space, a wall-mounted radiator, and both a large window to the front elevation and an additional window to the side elevation.

BEDROOM TWO (2.94m x 3.19m)

Bedroom two includes built-in wardrobe space, a window to the front elevation, and a wall-mounted radiator.

BATHROOM

The main bathroom features tiled flooring, a hand wash basin, and a white bath with an overhead Mitra electric shower and glass shower panel. It is adorned with mosaic tiling throughout, includes a frosted window to the side elevation, and a wall-mounted towel radiator.

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GARAGE

The property benefits from a garage with an up-and-over door, a window to the side elevation, connected electricity, and a wall-mounted fuse box.

BOILER ROOM

Adjoined to the garage is a separate room that houses the Trianco boiler and provides an ideal space for storing garden tools.

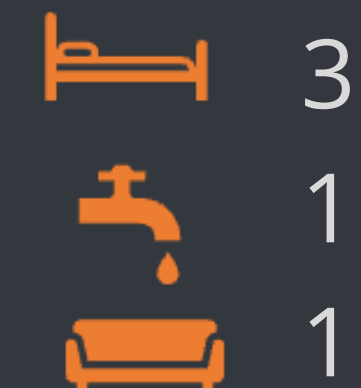
EXTERIOR

Large rear lawned garden with outstanding countryside views, as well as a front lawn that accommodates the oil tank. The property also benefits from a private gated driveway.

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IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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