

Llanilar

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Viewing Arrangements
Strictly by appointment
through Alexanders

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000



Llanilar

Price £240,000

This move-in ready home is perfect for first-time buyers or growing families, offering a wonderful combination of convenience and comfort in a great location. With everything you need close by and a layout that works for everyday life, it's a property that truly delivers on practicality

This modern and inviting three-bedroom home offers the perfect balance of comfort and practicality. With a modern spacious kitchen, a cosy lounge, and three well-sized bedrooms, it's designed for everyday living. The enclosed rear garden provides a private space to unwind, while the front driveway offers off-road parking.

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ENTRANCE (1.71m x 0.99)

Step inside this well-presented home with a warm and welcoming feel. From the moment you enter, you're greeted by an entrance hall that features wooden flooring, wall mounted fuse box and doors giving access to the downstairs W.C and the kitchen.

CLOAKROOM

The cloakroom is conveniently located off the hall and includes a low flush W.C, a hand wash basin, and matching wooden flooring, keeping the look neat and consistent.

KITCHEN (3.45m x 3.91m)

The kitchen is a great sized space with a bay window to the side and an additional window to the front allowing natural light through. It's fitted with white base and eye-level units paired with wooden worktops, creating a fresh and stylish finish. A built-in electric oven and four-ring hob with an extractor fan above make cooking easy, while the ceramic sink with mixer tap adds a touch of quality. There's space for a fridge freezer, plumbing for a washing machine, and the walls are finished with modern grey tiling. From here, a door leads through to the lounge.

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LOUNGE (3.87m x 3.95m)

The lounge is both cosy and spacious, featuring wooden flooring and a rear bay window looking out over the garden. Spotlight lighting adds a contemporary feel, and there's a useful under-stair storage cupboard, ideal for keeping things tidy. A door leads into a small rear hallway, which provides access to the garden via a uPVC door and the staircase to the first floor.

LANDING (2.00m x 3.04m)

The landing is carpeted and offers loft access, a wall-mounted thermostat, a radiator, and a handy storage cupboard, with doors leading off to all rooms.

BEDROOM THREE (2.09m x 2.57m)

The first bedroom, located at the front of the property, is a single room that would make a great child's bedroom, nursery, or home office. It is finished with carpet, has a front-facing window for natural light, and includes a radiator.

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BEDROOM TWO (2.57m x 2.69m)

The second bedroom is a comfortable double with windows to the front and side, creating a bright and airy atmosphere. This room is also carpeted and includes a radiator, making it a versatile space for guests or family.

BEDROOM ONE (2.63m x 4.88m)

The third bedroom, and the largest in the house, is positioned at the rear. This generously sized room is carpeted and features a rear-facing window overlooking the garden, a radiator, and a useful storage cupboard, making it an ideal main bedroom.

BATHROOM

The bathroom suite includes a bath with an electric shower over, a low flush W.C, a hand wash basin, a towel radiator, and an opaque window to the side elevation.

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EXTERIOR

Outside, the property has a privately enclosed rear garden with a lawned area and side access to the front. At the front, there's a small lawned space and a tarmac driveway providing parking for one car.

ABOUT

Llanilar is a charming village just a short drive from Aberystwyth, offering the perfect blend of peaceful rural living and easy access to the coast. Surrounded by beautiful countryside and scenic walking routes, it's an ideal spot for those who love the outdoors. The village has a strong sense of community with local amenities, including a shop, primary school and a Doctor's Surgery making it a convenient and welcoming place to live. Its close proximity to Aberystwyth means you can enjoy the tranquillity of village life while still being within easy reach of the town's shops, restaurants, and beaches.

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IMPORTANT INFORMATION

TENURE: Freehold

COUNCIL TAX: Band D

SERVICES:

All mains services connected, Air Source Heating and fully Double Glazed throughout.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - 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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